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October 14, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
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HousingElements@hcd.ca.gov

C: Molivann Phlong, HCD
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RE: Submission of City of Whittier ADOPTED 2021-2029 Housing Element

The City of Whittier is pleased to submit the ADOPTED 2021-2029 Housing Element to the State of California Department of Housing and Community Development (HCD) and looks forward to receiving a report of findings.

The City of Whittier City Council conducted a public hearing and deliberated upon the Revised Draft Housing Element at its October 12, 2021 meeting, where a public comment period was made available. After Council deliberation, the Council unanimously voted to adopt the Revised Draft Housing Element, which was revised in response to both HCD and public comments.

The City of Whittier is committed to working with HCD to ensure that this Housing Element obtains certification. The City of Whittier notes that the Department of Housing and Community Development is provided a 90-day review period for adopted housing elements. However, the recently signed AB1398 requires a housing element's adoption **and** certification within 120 days of the statutory deadline (October 15, 2021). As a result, the City of Whittier requests the Adopted Housing Element be reviewed in a 60-day period to allow any further revisions and review to occur within the 120-day period, if necessary.

The City of Whittier is committed to further housing opportunities for current and future Whittier residents at all income levels. To this end, the City of Whittier comprehensively updated its General Plan, which was also adopted on October 12, 2021. The General Plan Update, known as Envision Whittier, rescinds one specific plan and in its place designates the Whittier Boulevard corridor for higher density residential, new mixed use (that allows for stand-alone residential), as well as commercial and innovative industrial uses. The Envision Whittier plan designates a transit-oriented district including high density housing near the future Metro L Line station. With the new land use designations and other initiatives, sufficient housing capacity is provided to meet the 6th Cycle RHNA and guide Whittier for the next twenty years. The Whittier Municipal Code Title 18, Zoning

Code, will be updated within three years of the Envision Whittier General Plan and Housing Element's adoption.

As part of the Envision Whittier General Plan update process, community engagement included four Council District workshops, two citywide surveys, three citywide workshops, a "popup" survey outreach event on Earth Day, the Envision Whittier website, and regular social media blasts (FaceBook, Instragram, City website, and traditional City engagement outlets). Housing issues, availability, and affordability were key discussion topics throughout the Envision Whittier events as described in the events' summaries included in the Housing Element's appendix.

In addition to the Envision Whittier engagement events, the Housing Element Update process conducted its own community engagement. The Housing Element Update activities included five community workshops (one in each Council district and a citywide workshop conducted in Spanish) and four housing stakeholders focus groups. The focused groups' participants included housing advocates, special needs representatives, school district representatives, local religious institutions representatives interested in constructing housing, and both nonprofit and for-profit housing developers. A Housing Element Update website page is regularly populated; social media blasts (including email distributions) occurred throughout the Housing Element Update process. Direct USPS mailings were sent out soliciting workshops and focused groups participation and informing recipients of the availability of the Draft Housing Element. The Housing Element meeting summaries are included in the appendix; they are posted on the www.EnvisionWhittier.org website as well.

The City of Whittier engaged Moore, Iacofano, Goltsman, Inc. (MIG) to prepare the 6th Cycle Housing Element and Envision Whittier General Plan, conduct the associated public engagement activities, and prepare the supporting EIR.

If you have any questions or concerns regarding the Adopted 2021-2029 Housing Element, please contact Sonya Lui at 562.567.9343 slui@cityofwhittier.org, or MIG planners Diana Gonzalez (626.673.8433 dianag@migcom.com) or Lisa Brownfield (626.240.9596 lisab@migcom.com).

Sincerely,

Jeffery S. Adams
Director of Community Development

Adopted 2021-2029 Housing Element

Includes Revisions to Address HCD comment

City of Whittier
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Contact: Sonya Lui, Principal Planner
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October 12, 2021

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1. introduction

overview

This Housing Element provides the City of Whittier with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.

Whittier has a strong commitment to implementing a vision that embraces new opportunities, supports housing development, and provides diverse housing options. Realizing that new housing opportunities for all income levels was challenging to achieve during the 5th Cycle, Whittier initiated a comprehensive General Plan update that rethinks residential development opportunities throughout the City. The General Plan update provides for a diversity of housing in a new Transit Oriented District, along Whittier Boulevard, in Uptown, and in expanded mixed-use districts. Whittier will continue to embrace and encourage the recent upswing in the construction of Accessory Dwelling Units. Whittier identifies additional opportunities and creative solutions to support housing development throughout the community.

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires that all cities adopt a Housing Element and describes in detail the necessary contents of the Housing Element. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Whittier.

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Section 65581 of the California Government Code reflects the legislative intent for mandating that each city and county prepare a Housing Element:

1. To ensure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal
2. To ensure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals
3. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs
4. To ensure that each local government cooperates with other local governments to address regional housing needs

housing element scope and content

The Housing Element covers the planning period of October 15, 2021 through October 15, 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of low to moderate income levels; 3) preserve the quality of the existing housing stock in Whittier; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs
- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element

Since the Housing Element is also closely related to the Zoning Regulations, the City will review the Housing Element to ensure compliance with housing policies whenever new and/or amended zoning ordinances are considered.

relationship to other general plan elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the Whittier General Plan.

Development policies contained in the Land Use and Community Character Element and the Open Space and Conservation Element—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. Therefore, the policies and priorities under each of these elements have been carefully balanced to maintain internal consistency. When any element of the General Plan is amended, the City will re-review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that upon revisions to the Housing Element, the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information.

Several new laws trigger additional General Plan update requirements upon revision of the Housing Element Including the following:

- Senate Bill (SB) 244 requires that a General Plan's Land Use Element must be updated to identify and describe disadvantaged unincorporated communities (DUC) that exists within the City's Sphere of Influence (SOI). Disadvantaged communities both within the City and its SOI have been identified and policy has been prepared to address environmental justice issues.
- Senate Bill (SB) 379 requires that, upon the next revision of a Local Hazard Mitigation Plan (LHMP) on or before January 1, 2022 the Safety Element (and other elements as needed) must be updated to address climate resiliency.
- Senate Bill (SB) 1241 and Senate Bill (SB) 1000 require a General Plan's Safety Element be reviewed and updated as necessary to address the risk of fire and flooding.
- Senate Bill (SB) 1000 also requires local jurisdictions to incorporate Environmental Justice policies when updating two or more elements of the General Plan.

The Housing Element along with the larger comprehensive General Plan update will include new information on flood hazard, flood management, and fire hazards. Further, goals, policies, and implementation programs specifically addressing Disadvantaged Communities and environmental justice issues have been addressed in the Housing Element.

public participation

The Housing Element aims to reflect the values and preferences of the Whittier community. In this effort, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The Housing Element outreach included meaningful, frequent, and ongoing public participation with key stakeholders. Engagement efforts focused on reaching a broad audience by using a variety of methods (workshops, surveys, intercepts, stakeholder focus groups, etc.), broad and proactive marketing (flyers, eblasts, Facebook and Instagram posts, direct mailings, direct emailing, etc.). Outreach efforts based on information obtained from AFFH analysis included targeted areas, for example, local Disadvantaged Communities such as Uptown, and special needs groups (see Appendix for engagement list of recipients). Public notices identified how persons with disabilities could request reasonable accommodations and remote participation was provided throughout COVID-19. Appropriate materials, including advertisements, were provided in English and Spanish. The Housing Element sought and obtained participation of special needs representatives including the Y (YMCA), local churches representing seniors' housing interests, addiction recovery organizations, and CORE representing low-income housing development,

envision whittier general plan update

The Envision Whittier General Plan Update process was initiated in 2017. As part of the General Plan update, housing and land use issues have been paramount in focus and discussion. A total of nine events (totaling 13 activities) have been conducted. In addition, an additional event

whereby the draft Housing Element will be made available for public review is planned for Summer 2021. Each of these events and key findings are highlighted below:

- Website – The City established a General Plan and Housing Element website at www.envisionwhittier.com. It provides a digital portal to the General Plan and Housing Element update and process. Website information includes:
    - The Plan (i.e. What is a General Plan)
    - Housing Element
    - Involvement Opportunities
    - Latest News
    - General Plan Documents (for example, workshop summaries, Existing Conditions Atlas, and materials submitted to the General Plan project by the public)
    - City Contacts

  The website can be translated into Spanish. The public was encouraged to pose questions or comments on the website by clicking on the "Share Your Comments" icon.

- Multimedia Campaign – Each community engagement activity is advertised on a series of digital and non-digital platforms. Digital platforms include: Envision Whittier website, FaceBook, Instagram, Twitter, email blasts, local news sites, and the City's website. Nondigital platforms include flyers and summary documents. Partner stakeholders, including local social service providers, housing advocates, community and business groups, were provided information to distribute to their communities as well.

- Stakeholder Interviews – Whittier General Plan Update stakeholder interviews were conducted in July and August 2017 at the Whittier Community Center. The purpose was to inform community representatives about the Whittier General Plan Update and gather feedback on key topic areas. Participants were asked to share their opinions about Whittier today and a vision for Whittier's future. Each interview was facilitated by a MIG staff member without City staff present to provide community members opportunity and space to speak freely. To encourage stakeholders to share their opinions, participants were assured all comments would be summarized in a format which ensured individual comments could not be traced to a specific participant.

- General Plan Launch Workshops – A public workshop was held in each of the four Council Districts on either September 23, 2017 or September 30, 2017. Workshops took place in Parnell Park, Palm Park, Oceanview Elementary School, and the Whittier Train Depot. The workshops launched the General Plan update program; over 75 participants attended one or more of the workshops in which they were exposed to a series of activities to assess:
    - where participants lived/worked;
    - what aspects of the community participants valued the most;
    - various modes of travel used by participants;
    - various methods of how participants could stay healthy; and,
    - what participants viewed as being Whittier's community assets and opportunities.

- Envision Whittier Questionnaire #1 – A questionnaire was electronically distributed from November 7, 2017 through November 19, 2017 via social media and on the Envision Whittier website. A hard copy form was also distributed and made available at the via Whittier Farmers' Market, City Hall reception desk, several community centers, and a Chamber of Commerce event. In addition, flyers were posted advertising the opportunity to complete the questionnaire. Partner stakeholders

promoted the questionnaire to its members. In all, 491 people responded to the questionnaire. The questionnaire asked 22 questions on the following topics:

- issues, opportunities, values in Whittier
- Whittier Boulevard, Uptown Whittier
- safety
- transportation
- health
- parks and recreation
- homelessness
- affordable housing
- respondent demographics

Key findings include:
Respondents generally conveyed that they like Whittier's small-town feel, Uptown shops and restaurants, and the tree-lined streets and neighborhoods. Furthermore, respondents would like to improve Uptown, address homelessness and affordable housing, and increase public safety.

- Envision Whittier Questionnaire #2 – A second questionnaire solicited input from the Whittier community to shape the General Plan's vision and guiding principles. The questionnaire circulated from April 20, 2018 through May 14, 2018 with a total of 403 respondents. An electronic version of the questionnaire was promoted via social media and on the Envision Whittier website. The City distributed a paper version of the questionnaire at the 2018 Whittier Earth Day event and the City Hall reception desk. Partner stakeholders, including local community and business groups, promoted the questionnaire to their members. The questionnaire was drafted to build upon public input provided at previous outreach events and past questionnaires. The questionnaire included twenty questions. Thirteen topic-based questions were about Whittier's challenges and opportunities, as well as community values. Seven questions asked demographic questions about the respondents. Key findings included the need to address homelessness and public safety; improve sustainability through promoting building's adaptive re-use and support of alternative transportation, and improve Whittier Boulevard by providing more housing, resident/visitor destinations, and public spaces.

- Commission/Committee Workshop – A Commission/Committee Workshop was held in the afternoon/evening of December 6, 2017 at the Whittier Community Center. Members of the public participated as well as Planning Commission, Historic Resources Commission, Parks, Recreation and Community Services Commission, Parking & Transportation Commission and Design Review Board. The City used its standard protocol for public noticing of the Commission/Committee workshop. The workshop was also advertised through the Envision Whittier website and the Envision Whittier social media accounts on Facebook, Instagram, and Twitter. The Commission/Committee Workshop's purpose was to:
    - Gain an understanding of the participants' desired outcomes for the process;
    - Provide a General Plan overview including purpose, process, and anticipated schedule;
    - Summarize background analysis and community input to date; and,
    - Solicit input on key themes leading to preparation of the General Plan Guiding Principles.

- Envision Whittier Public Workshop: Guiding Principles and Opportunities for the Future – This workshop was held June 20, 2018 at Parnell Park. The workshop was advertised through the Envision Whittier website, social media accounts (Facebook, Instagram, and Twitter), flyers, and the City's standard public noticing protocol. Community partners promoted the event to their members. The workshop's purpose was to:

- Share Whittier's economic opportunities analysis and the results of the second Envision Whittier questionnaire;
- Solicit input on Envision Whittier's draft guiding principles; and
- Solicit input on opportunities for land use/residential and transportation strategies for the City.

Key findings include making Whittier Boulevard a destination by developing an entertainment or art venue, adding public space and place-making elements, making the street more walkable; improving the area nearby the Presbyterian Intercommunity Hospital (PIH) by adding more housing, restaurants, and healthy food options, and adding public space amenities; improving mobility by improving walkability, and providing better transportation to trailheads and Uptown.

- Envision Whittier Commissioners/Public Workshop: Options for Our Future – The workshop was conducted on September 5, 2018 at the Whittier Community Center; 43 members of the public and 20 members of five Whittier Commissions/Boards participated. Participants included the Planning Commission; Historic Resources Commission; Parks, Recreation and Community Services Commission; Parking and Transportation Commission; and Design Review Board. The workshop was advertised through the Envision Whittier website, social media accounts (Facebook, Instagram, and Twitter), flyers, and the City's standard public noticing protocol. Community partners, including local community and business groups, promoted the event to their members. The workshop's purpose was to recommend General Plan elements policy framework and issues.

housing element update

On November 13, 2020, the City conducted four stakeholder groups meetings to gather input from key local stakeholders, housing advocates, and residents. Following guidance from public health agencies regarding public gatherings and COVID-19, all workshops and meetings were held virtually using online video conferencing (Zoom App).The meeting included a PowerPoint presentation about the intent of the Housing Element update and Regional Housing Needs Assessment (RHNA), opportunities to meet local housing needs, and creative approaches to address the City's constraints to housing production, which was followed by a facilitated discussion regarding housing issues. Participants included local nonprofit and for profit housing developers, social service providers and agencies, housing advocates, local religious institutions, school districts, and interested residents. Outreach for the stakeholder meetings was conducted using social media, direct emails (two emails were sent – November 4th and November 9th), and direct USPS mail on October 29th. Information was posted on the Envision Whittier website. Stakeholder meeting summaries were posted the to the Envision Whittier website and emailed to those who provided contact information. The Participation Invitation List and Stakeholder Meetings Summary are provided in this document's appendices.

The Community noted the following:

- The high costs of land, construction, impact fees, permitting fees, and mitigation measures are challenging;
- The lack of affordable units and a proliferation of luxury units;
- The lack of available land in a built-out community;
- There appears to be some local opposition to change;
- Multifamily housing with amenities is needed;
- The need to explore other types of housing including, but not limited to, communal, multi-generational, transitional, and ADUs;

- The need to serve unhoused people and other vulnerable groups such as seniors, sober-living, veterans, low-functioning adults, etc.;
- Current zoning constrains higher density, multi-family housing;
- The need to allow for more mixed-use land development;
- The need to leverage new state laws and engage churches interested in creating housing opportunities;
- The desire to fast track the review of and permit processing for ADUs;
- The need to build partnerships with residents, local organizations, and nonprofit developers;
- The need to create a predictable framework for developers to follow;
- The community is in favor of redeveloping underutilized sites including City-owned parking lots, aging office buildings, and underperforming retail, hotels/motels, and warehouses; and
- Possible opportunities for more housing along corridors, near future Gold Line Station, and Uptown.

The City also hosted four Council District-level workshops on November 30, 2020; December 1, 2021; December 9, 2020; and December 10, 2020) and a citywide, mono-language (Spanish) workshop on December 3, 2020. The workshops were conducted to gather input from residents, business owners, housing and social service advocates, local stakeholders, and other interested community members. The Zoom meetings included a PowerPoint presentation (English and Spanish) with discussion documented in real-time using Mural, a virtual whiteboard. The project team leveraged the City's existing channels of communication. Outreach methods included City and project website, social media posts, bilingual flyers/invitations, a direct mailing, a direct emailing, and e-blasts. The workshop videos (English and Spanish) were posted to the Envision Whittier website for those who could not attend. Workshop summaries were also posted to the Envision Whittier website and emailed to those who provided contact information to ensure that the City captured all input and answered any questions. The workshop summary is provided in this document's appendices.

Public comments included the following:

- Consider increasing housing densities throughout the community, requiring inclusionary zoning ordinance, reducing parking requirements, and removing the City's requirement for a minimum housing unit size.
- Look to diversify housing types and affordability to meet all income levels.
- Consider expanding/streamlining ADUs, providing "missing middle" housing, and housing for those who earn too much for income-restricted housing but do not earn enough for market rate housing.
- Provide housing for vulnerable groups such as seniors, undocumented and unhoused persons.
- Require developers/owners to build housing rather than pay in-lieu fees.
- Consider community land trusts, co-living opportunities, and micro-apartments.
- Provide interest free rehab loans for homeowners looking to rent units at affordable levels.
- Partner with non-profit and/or affordable housing developers.
- Create a Transit Oriented District (TOD) around the planned Metro Gold Line station and other high-quality transit corridors with reliable public transit.
- Re-purpose underutilized commercial spaces/sites.
- Add housing/increase zoning in the Friendly Hills area, along Hadley Street, along Whittier Boulevard, in the Uptown Districts and Whittwood Town Center.

Prior to submitting the Draft Housing Element to HCD, the draft was made available through the Envision Whittier website. It was originally posted on May 27, 2021 and the messaging was updated on June 3, 2021. It continues to be posted today.

Further opportunity for public participation will be provided at a City Council/Planning Study Session on August 31, 2021, an anticipated Planning Commission hearing in September 2021, and possible City Council hearing in mid-October 2021, depending on Planning Commission action.

2. community profile/housing need assessment

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583(a)(1) and 65583(a)(2) requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Whittier to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends will serve as the basis for crafting the City's housing policies and programs.

This chapter uses data from various sources and with differing methodologies and timeframes. Totals may vary between data sources but the intent of including the data is to show overall proportions, trends, and change over time.

population and employment characteristics

current population and population growth

Between 2010 and 2020, as reported by the Census, the population of Whittier grew less than 2 percent, from 85,433 to 86,801 residents. Compared with the County of Los Angeles as a whole, the 1.6 percent increase is about half that of the County. The Southern California Association of Governments (SCAG) growth forecasts predict a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that the City's population will grow by just under 14 percent, while countywide population is expected to increase by close to 15 percent.

Table 2.1: Population Growth and Projected Growth

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
Whittier	85,433	86,801	98,900	1.6%	13.9%
Los Angeles County	9,830,420	10,172,951	11,677,000	3.5%	14.8%

Source: US Census Bureau 2010; CA Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2019 and 2020; SCAG Growth Forecast

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Table 2.2: Whittier Age, Race and Ethnicity, and Employment			
Demographic Profile		2010	2019
Age			
0-19		23,573 (27.6%)	22,046 (25.6%)
20-44		29,813 (34.9%)	30,697 (35.7%)
45-64		22,189 (26.0%)	21,258 (24.7%)
65+		9,858 (11.5%)	12,089 (14.0%)
Median Age		35.0	37
Race/Ethnicity			
White (non-Hispanic)		24,126 (28.3%)	20,835 (24.2%)
Hispanic		56,081 (65.7%)	57,956 (67.3%)
Black		780 (0.9%)	901 (1.0%)
American Indian and Alaska Native		226 (0.3%)	274 (0.3%)
Asian/Pacific Islander		3,087 (3.6%)	4,119 (4.8%)
Other		1,031 (1.2%)	2,005 (2.3%)
Employment by Industry	Median Income (2019 5-Year estimates)	2010	2019
Educational services, and health care and social assistance	$46,650	9,085 (23.4%)	10,501 (25.2%)
Retail trade	$30,339	4,654 (12.0%)	4,096 (9.8%)
Manufacturing	$41,320	4,349 (11.2%)	4,828 (11.6%)
Professional, scientific, and management, and administrative and waste management services	$48,059	3,344 (8.6%)	3,667 (8.8%)
Construction	$66,299	1,723 (4.4%)	2,518(6.0%)
Arts, entertainment, and recreation, and accommodation and food services	$16,151	3,889 (10.0%)	3,503 (8.4%)
Finance and insurance, and real estate and rental and leasing	$55,521	1,692 (4.4%)	2,827(6.8%)
Other services, except public administration	$35,612	2,888 (7.4%)	1,844 (4.4%)
Transportation and warehousing, and utilities	$37,430	2,047 (5.3%)	2,779 (6.7%)
Public Administration	$81,699	2,088 (5.4%)	2,308 (5.5%)
Wholesale Trade	$41,726	1,888 (4.9%)	1,988 (4.8%)
Information	$27,002	1,014 (2.6%)	727 (1.7%)
Agriculture, forestry, fishing and hunting, and mining	N/A	210 (0.5%)	98 (0.2%)
Source: US Census Bureau 2010, 2019 5-year			

age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. As adults spend more time in the workforce and form families, they may seek larger homes and opportunities to build equity through home ownership. Seniors may eventually choose to trade down larger homes that once accommodated children to smaller and more affordable homes.

Table 2.2 shows the age distribution of Whittier residents. In 2020, the 20-44 age group constituted the largest age group at approximately 35.7 percent, followed by the 0-19 age group at 25.6 percent. Compared with 2010, the 65+ age group experienced the greatest relative change with an increase of 22.6 percent, a trend seen nationwide. The median age in Whittier is 37 years. Compared with the County (36.5 years) and the state (36.5 years), Whittier's population is older. The large proportion of working adults and school-age children and the small senior population means that demand will likely continue to grow for larger units for families.

race and ethnicity

Along with an aging population, Whittier is becoming more diverse in race and ethnicity. Table 2.2 shows the racial/ethnic distribution of population in the Whittier. White, non-Hispanic and Hispanic residents make up most of the City's population. Compared with the County of Los Angeles, Whittier has a higher percentage of Hispanic residents and a lower percentage of white, non-Hispanic residents. Since 2010, the most significant trends include the growth in the proportion of Hispanic residents, the decrease of the proportion of the White population and the increase in the proportion of Asian/Pacific Islander residents.

employment

Whittier residents work in a diversity of business sectors and are primarily employed in retail trade, manufacturing, and educational services, and health care and social assistance. Major employers in the City of Whittier include Presbyterian Intercommunity Hospital with 2,600 employees, Whittier Union High School District with 950 employees, Whittier Hospital Medical Center with 850 employees, and Whittier City School District with 720 employees. Employment characteristics are important as they have a direct relationship with income. In Whittier, the industries in which most residents work vary as to whether they pay below or above the median income. While the median incomes for individuals employed in educational services, and health care and social assistance, and manufacturing are 15.1 percent and 2.7 percent higher than the median income, respectively, the median income for retail trade employment is 44.8 percent lower than the median income for Whittier residents.

household characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartments or condominiums, such as one-bedroom units. Couples often prefer larger single-family homes, particularly if they have children. As the baby boom generation continues to age, there has been an increased demand from empty nesters and retirees to downsize to more affordable units that are easier to maintain. These patterns underscore the need for housing opportunities for people of all ages and income. The U.S.

Census has different definitions for households and family: household is the number of related and unrelated person living together in one unit and family is the number of related persons living together in one unit.

Characteristics for Whittier households are summarized in Table 2.3. The number of households in Whittier has decreased by 364 households (or 1.3 percent) since 2010. Since 2010, the size of Whittier households increased very slightly from 2.96 persons per households to 2.99 persons per households in 2019 per the State Department of Finance estimates. Owner-occupied households constitute 57.5 percent of all households in 2020, while households that are renter-occupied constitute 42.5 percent of all households.

Table 2.3: Household Characteristics by Tenure			
Household Characteristic	Owner Households	Renter Households	All Households
Number of Households	15,763 (57.5%)	11,656 (42.5%)	27,419 (100%)
Median Household Income	$100,759	$55,005	$76,333
Household Income Categories (CHAS)	-	-	-
Extremely Low Income (0-30% AMI)	1,385 (5.0%)	2,780 (10.0%)	4,165 (15.0%)
Very Low Income (30-50% AMI)	1,595 (5.7%)	2,385 (8.6%)	3,980 (14.3%)
Low Income (50-80% AMI)	2,000 (7.2%)	2,450 (8.8%)	4,450 (16.0%)
Moderate Income (80-100% AMI)	1,590 (5.7%)	1,550 (5.6%)	3,140 (11.3%)
Above Moderate Income (100% + AMI)	9,580 (34.5%)	2,490 (9.0%)	12,070 (43.4%)
Total number of projected Extremely Low-Income Households (RHNA)	N/A	N/A	512*
Overpayment			
All Households Overpaying for Housing	5,480	5,924	11,404 (41.0%)
Lower Income Households Overpaying for Housing	3,135	5,410	8,615 (68.4%)

Source: US Census Bureau 2019 5-year estimates, CHAS 2013-2017, Regional Housing Needs Allocation 2021-2029

**Note: Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 1,025 units can be split into 512 extremely low-income and 513 very low-income units.*

income

Household income level is probably the most significant factor influencing housing choice. According to the U.S. Census 2019 5-year estimates, the median household income for Whittier was $76,333, compared with the County of Los Angeles median household income of $72,797, the Whittier's median income was 14.4 percent higher. Median household income differs by tenure; while renter-occupied median household income was $55,005, the owner-occupied median household income was almost twice that at $100,759.

Certain population groups in Whittier are more likely to experience poverty. Census data estimates that 10.8 percent of Whittier residents live in poverty, as defined by federal guidelines.

This proportion is lower that the County of Los Angeles where 16 percent of residents live in poverty. The proportion of persons or households living in poverty is much higher for Black residents, of which 29 percent live in poverty, and American Indian and Alaska Native residents, of which 21 percent live in poverty. Additionally, 17 percent of residents with a disability and 18 percent of female-headed households live in poverty.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the County:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80- 120 percent of AMI (federal data uses 100 percent)
- Above Moderate-Income Households earn over 120 percent of AMI (federal data uses 100+ percent)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in Table 2.3, in Whittier, Above Moderate-Income households comprise the largest share of all households, and Low-Income households comprise the second largest category. According to the 2017 CHAS, 15 percent of the City's total households were classified as extremely low income (0-30 percent of AMI), 14.3 percent were classified as very low income (31-50 percent of AMI), and 16 percent were classified as low income (51-80 percent AMI). 54.7 percent of the City's households had incomes above 80 percent of the median household income. Income differs by tenure. Table 2.3 shows that more renter households are in the lower income categories (0-80 percent AMI) compared with owner households.

housing overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Whittier, 41 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 68.4 percent are overpaying for housing. For owner-occupied households, 33.9 percent are overpaying for housing, while 50.8 percent of renter-occupied households are overpaying for housing.

stock characteristics

This section describes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of available housing in Whittier. These include housing growth, housing characteristics, age and condition of housing, housing prices and rents, and homeownership rates.

housing stock

In 2020 there are 29,721 housing units in the city. Compared to 2010, Whittier's housing stock has increased by 130 units. Most of Whittier's housing stock is made up of single-family homes (69.4 percent) with 29.9 percent of the housing stock being multi-family. Single-family homes also represent most of the housing stock increase from 2010, with 83.8 percent of new units being single-family. Census data indicates that 0.4 percent of owner units and 3.3 percent of rental units are vacant.

Census data indicates that between 2010 and 2020 new development has mostly been single-family, with 109 single-family units built in comparison to 21 multiple family units built. These figures may differ from the City's Annual Reporting to the State. Single-family structures now make up 69.4 percent of the City's housing stock, with multi-family comprising 29.9 percent and mobile homes and other housing filling out the remaining 0.6 percent.

Table 2.4: Housing Stock Characteristics			
Housing Characteristic	All Households		
Single Family Detached	19,370 (65.2%)		
Single Family Attached	1,259 (4.2%)		
Multi-Family Units	8,899 (29.9%)		
Mobile home, other units	193 (0.6%)		
Total units	29,721 (100.0%)		
Average Household Size	3.07 persons per household		
Units Needing Replacement/Rehabilitation	9		
-	Owner Households	Renter Households	All Households
Total Housing units	15,763 (57.5%)	11,656 (42.5%)	27,419 (100%)
Vacancy Rate	0.4%	3.3%	3.6%
Overcrowded Units	740 (4.5%)	1,505 (14.3%)	2,245 (8.4%)
Housing Cost	$559,250 median sales price	$1,354 median gross rent	N/A

Note: 2020 CA DOF E-5 Population and Housing Estimates did not include a breakdown of data by tenure. Total housing units is from the US Census Bureau 2019 5-year data.
**Housing units by tenure reflect only occupied units while the total housing units includes unoccupied units*

Source: 2020 CA DOF E-5 Population and Housing Estimates, US Census Bureau 2019 5-year estimates, CoreLogic May 2020

overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Whittier, 8.4 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units (14.3 percent) comparted with owner occupied units (4.5 percent).

housing condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experiences of the Building and Safety program, the City estimates that in 2021, nine red-tagged housing units are in severe need of replacement or substantial rehabilitation due to housing conditions. The City has four HUD-funded housing rehabilitation programs, two of which are overseen by service providers:

- Minor Home Modification Grant Program SCRS: Maximum amount $5,000
- Minor Home Repair Grant Program Habitat for Humanity: Maximum amount $5,000
- Rehabilitation Grant Program City of Whittier: Maximum amount $12,500
- Rehabilitation Loan Program City of Whittier: Maximum amount $12,500

The Housing and Rehabilitation Program is available to low-income households earning no more than 80 percent of the area median income. The loans are often paired with a grant and used for improvements and repairs such as lead-based paint, electrical, heating, plumbing, roofing, stucco application, painting, windows, insulation, concrete driveway, kitchen and bathroom repairs, flooring, etc. The Minor Home Repair Grant program pays for labor and materials of minor home repairs and accessibility improvements for the disabled, such as stucco, trim, and garage painting; minor electrical and plumbing repairs or replacement; window and door replacement or repair; smoke detectors; and other minor improvements.

housing cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Whittier median home price in 2020, based information provided by CoreLogic, was $559,250. This was 3.6 percent higher than the median price in 2019. The 2020 median home price in Los Angeles County as a whole was $620,000, which is 10.9 percent higher than in Whittier. Home prices in Whittier differ by geography; in the 90605 and 90606 zip codes, the median home prices were $540,000 and $523,000, respectively, while the median home price was $775,000 in the 90602 zip code.

Approximately 42.5 percent of Whittier households live in rental housing. Census data shows that the average rent in Whittier is $1,312 per month with most (44.3 percent) paying between $1,000 and $1,499 in rent. October 2020 data from Rent Jungle shows a much higher rental cost. As of October 2020, average rent for an apartment in Whittier, according to Rent Jungle, was $2,060. Rent Jungle also showed the average monthly rent for a one-bedroom apartment was $1,717 and the average monthly rent for a two-bedroom apartment was $2,171. Table 2.5 shows that the HUD-determined fair market rents for Los Angeles County are higher than the rents within Whittier.

Table 2.5: Rents in Los Angeles County and Whittier					
Fair Market Rents in Los Angeles County (HUD)					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	$1,279	$1,517	$1,956	$2,614	$2,857
Average Rents in Whittier (RentJungle.com)					
October 2020	Data Not Available	$1,717	$2,171	Data Not Available	Data Not Available
Source: FY2020 Fair Market Rents. U.S Department of Housing and Urban Development (HUD); RentJungle.com accessed October 2020.					

special housing needs

Housing-element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. Special needs households include people with disabilities, seniors, large families, single-parent households, farmworkers and people experiencing homelessness. Table 2.6 summarizes special needs population in Whittier and is followed by a more detailed discussion.

Table 2.6: Special Needs Groups		
Special Needs Category	Count	Percent
Persons with Disabilities	8,156 persons	9.5% of residents
Persons with Developmental Disabilities	2,597 persons	3.0% of residents
Elderly (65+ years)	12,089 persons 6,567 households	14.0% of residents 23.9% of households
Large Households (5+ members)	3,959 households	14.4% of households
Farmworkers	85 persons	0.2% of labor force
Female Headed Households	4,045 households	14.8% of households
People Experiencing Homelessness	284 persons	N/A
Source: US Census Bureau 2019 5-year estimates, Southern California Association of Governments 2020, CA Department of Developmental Services		

persons with disabilities including persons with developmental disabilities

Disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes and often receive Social Security income only. As such, the majority of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

In Whittier, 8,156 residents (9.5 percent) are living with a disability, of which 2,597 or 3 percent of residents are living with a developmental disability. As age increases, so does the percentage of each age group that has disability; for residents who are 75 years and over, 52.9 percent have a disability. The 35 to 64 years age group constitutes the second-highest number of disabilities, 2,602 persons, although this is only 7.9 percent of the age group. For residents with disabilities, 14.7 percent live in poverty, compared to the 9.4 percent of residents without a disability who live in poverty.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Eastern Los Angeles Regional Center serves residents in Whittier. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. In Whittier, 2,597 persons are reported as consumers of the services provided at the local Regional Center. The largest age group of consumers are those ages 18 and older, who comprise 55.3 percent of the total consumers, followed by those ages 0-17, who comprise 44.7 of the total consumers.

For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier free" housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices.

Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind in Whittier is a significant challenge in these times due to the lack of funding and complexity of housing and service needs involved. According to the State Department of Social Services shows 40 adult residential facilities These facilities serve persons 18 to 59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Through implementation of Program 15, the City amended the Municipal Code to provide provisions for reasonable accommodation procedures for fair housing to persons with disabilities.

elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing.

In Whittier, there are 12,089 residents that 65 years and older, representing 14 percent of the population. Most households headed by elderly residents are homeowners. The City has 6,567 senior households, of which 28.4 percent were renters and 71.6 percent were homeowners. For residents 65 years and older, 9.5 percent live in poverty, which is slightly lower than the 9.9 percent poverty rate for the City as a whole.

Many Whittier seniors reside in conventional single-family homes. Beyond conventional housing, however, Whittier also has been active in providing for a variety of housing options that are age-

restricted for seniors, including new senior housing, maintaining existing senior housing, permitting assisted living facilities, and assisting with home repairs and provision of services. The City offers approximately 438 affordable housing units reserved for lower income seniors. The majority of these projects are intended for independent senior living. Whittier has one senior mobile home park with an estimated 9 trailers. Rents are generally affordable to lower income seniors. However, several hundred additional senior-restricted mobile home units are available in the adjacent unincorporated areas. The Los Angeles County Development Authority (LACDA) also provides housing choice vouchers to very low-income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Whittier. Support services are essential in facilitating the ability of seniors (and any household) to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low-cost loans or grants to rehabilitate homes.

large households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding.

In Whittier, 3,959 households are considered large households, or 14.4 percent. Most large households are homeowners. There are 2,496 owner-occupied large households, or 63 percent of all large households, and 1,463 renter-occupied households, or 37 percent of all large households. Large households may be disproportionately affected by poverty. While data for large households living in poverty is not available, Census data shows that 8.2 percent of families with 5 or 6 members and 13.8 percent of families with more than 7 members live under the poverty rate compared to 6.8 percent for all Whittier families.

Providing housing opportunities for families in Whittier is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. The Los Angeles Community Development Corporation and County Housing Authority implement the Housing Choice Voucher/Section 8 rental assistance on behalf of Whittier. Housing choice vouchers are provided to approximately 632 eligible family households earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

According to City records, Whittier has one deed-restricted apartment projects that provide 20 affordable housing units (see Table 2:7: Table 2.7: Affordable Housing Developments). Additional affordable family apartment projects are located just outside the City's borders. During the 2021-2029 planning period the City will be proactive in creating affordable housing units in the Whittwood Town Center Specific Plan areas and on City-owned property in the Uptown Specific Plan area. The City is also exploring re-establishing the inclusionary housing requirements (Ordinance 2910) as a mechanism to increase the supply of affordable housing throughout Whittier.

farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In Whittier, only 85 residents, or 0.2 percent of the workforce are farmworkers (work in the agriculture, forestry, or fishing and hunting industry). Due to the low number of agricultural workers in Whittier, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Whittier. Due to the small number of farm workers in the City, the housing needs of farmworkers can be met through programs addressing housing needs for families and lower income households.

female-headed households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. In Whittier, 4,045 (14.8 percent) households are female-headed and most are renters; 43 percent live in owner-occupied housing and 57 percent live in renter-occupied housing. Female-headed households experience poverty at a greater proportion. For female-headed households in Whittier, 16.9 percent live in poverty, which is higher than the 9.9 percent poverty rate for Whittier as a whole.

Providing housing opportunities for families in Whittier is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. The Los Angeles Community Development Corporation and County Housing Authority implement the Housing Choice Voucher/Section 8 rental assistance on behalf of Whittier. Housing choice vouchers are provided to approximately 632 eligible family households earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

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people experiencing homelessness

Population estimates for people experiencing homelessness are difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, local estimates of the homeless and anecdotal information are often where population numbers of the homeless come from. In 2020, a total of

284 homeless individuals were in Whittier, which is 0.5 percent of the total number of homeless individuals in Los Angeles County. Of the 284 homeless individuals, 40 were sheltered while 244 were unsheltered. According to Los Angeles Homeless Services Authority (LAHSA), Whittier's annual homeless count has declined 37 percent over three years from 340 in 2015 to 214 in 2017. The latest count shows an increase since then.

The City has been very proactive and a leader on homelessness prevention in the region. There are many services and resources in place for the homeless population and there is strong grass roots community engagement and coordination. However, the demand for services and housing in Whittier continues to be greater than the supply. In Whittier, homeless housing resources include the Whittier Area First Day Coalition, which provides a short-term emergency transitional housing (45 beds) with on-site supportive services, and the Women's and Children's Crisis Shelter Whittier, providing emergency and transitional shelter (28 beds) and support services to victims of domestic violence. The Salvation Army Transitional Living program offers 78 transitional housing beds for their 18-month program. Other homeless shelters in the area include the Cold Weather Shelter in Whittier, which provides two meals and a bed indoors for up to approximately 40 homeless people throughout the winter months. Additionally, The Whole Child, located in Whittier, is a nonprofit organization providing mental health, family housing, parent enrichment and nutrition education services to families in Los Angeles Count and provides 40 transitional housing beds.

The City has been at the forefront of the homelessness in the region. The City developed a three-year homeless plan to create the systems, policy changes, and coordination necessary to address the various segments of the homeless population. This plan is not intended to resolve the issue of homelessness in Whittier in the first three years but rather to lay a foundation for future planning and implementation.

The City Council has taken a proactive approach towards ending homelessness through the annual allocation of grant funding to local nonprofit agencies from three funding sources: general fund, Community Development Block Grant (CDBG), and housing authority funds. The City Council's priority over the past three years has been to annually fund between 20-25 nonprofit agencies that specifically provide homeless services in the city. All the applications for the social service funding grants are annually reviewed by the Social Services Commission and approved by City Council. In 2020, the City committed to $1,086,497 in HUD funding to assist in the rehabilitation/construction of a homeless navigation center and emergency shelter and $200,000 to the Salvation Army for shelter and support services for single adult homeless men and women.

extremely-low income households

Extremely low-income (ELI) is defined as households with income less than 30 percent of area median income. An estimate of the number of ELI households is provided in in Table 2.3: Household Characteristics by Tenure. Using Comprehensive Housing Affordability Strategy (CHAS) data Table 2.3 shows that 15 percent of the City's total households (4,165 households) were classified as extremely low income (0-30 percent of AMI). Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households.

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 1,025 units, the City has a projected need of 512 units for extremely low-income households.

Some extremely low-income households could be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including changing the City's land use policy to include Low-Barrier Navigation Centers as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101. State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. Transitional Housing is currently permitted as a residential use in the Uptown Whittier Specific Plan area. However, the Whittier Municipal Code does not provide zoning and development standards that facilitate the siting and development of transitional and supportive housing in all residential zones. Program actions for the 2021-2029 planning period include land use policy changes to allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting, and clarifying siting requirements for SROs. The City will also expand incentives available to senior housing to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. The City will also provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.

energy conservation opportunities

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Whittier General Plan. Primary avenues to address climate change in Whittier include lowering of transportation emissions through increased bicycle and pedestrian travel, and improved land use decisions, as well as reducing energy-related emissions by decreasing energy consumption of City operations, reducing water consumption, and incentivizing the use of renewable energy for citizens.

Presently, Southern California Edison offers various energy conservation programs. The Energy Savings Assistance Program helps income-qualified customers with free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization. The Home Energy Efficiency Rebate Program offers financial incentives for installing approved energy upgrades. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units. Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes energy efficient kits available to residents at no cost. The Southern California Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers.

at-risk housing analysis

State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

Table 2.7: Affordable Housing Developments

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
Whittier Senior Housing	Senior	156	155	LIHTC; HUD	01/01/2055
Whittier Springs	Senior	13	13	HUD	05/01/2024
William Penn Manor	Senior	75	74	LIHTC; HUD	02/01/2055
The Hoover Hotel	Senior	50	49	LIHTC	2056
Mosaic Gardens at Whittier	Family	21	20	LIHTC	2065
Whispering Fountains	Senior	169	167	County Bonds, RDA	2035
First Day Newlin	Special Needs	3	3	L.AC General Fund, RDA	2065

Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), one senior, multi-family development, Whittier Springs (13 units), a development for very low-income disabled residents, is subject to expiration of affordability restrictions.

preservation and replacement options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

rental assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the HCV/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes and affordability levels, the total annual subsidy to maintain the 13 at-risk units is estimated at about $93,560.

transfer of ownership

If the current nonprofit organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 13 affordable units that are potentially at risk of converting to market rate is close to $2 million.

construction of replacement units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a construction cost of $167.27 per square feet (ICC Building Valuation Data 2020) and the estimated average size of 700 square feet for one-bedroom units, the construction cost of replacing all 13 affordable at-risk units would be approximately $1.52 million.

entities interested in participating in california's first right of refusal program

An owner of a multi-family rental housing development with rental restrictions (e.g., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. The California Department of Housing and Community Development (HCD) have listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list qualified entities provided to the owner. HCD has listed over 40 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County. The list is located at https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx

projected housing need (RHNA)

Housing-element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA-Plan prepared by the jurisdiction's council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG, including the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura and Imperial. This share, known as the Regional Housing Needs Allocation (RHNA), is 1,341,827 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Whittier has a RHNA of 3,439 housing units to accommodate in the housing element period. The income distribution is as shown in Table 2.8.

Table 2.8: Regional Housing Needs Allocation 2021-2029			
Regional Housing Needs Allocation 2021-2029			
Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	1,025	29.9%
Low	>50-80%	537	15.7%
Moderate	>80-120%	556	16.2%
Above Moderate	120%+	1,321	38.5%
Total	---	3,439	100%
Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 1,025 units can be split into 512 extremely low-income and 513 very low-income units.			

4. housing resources

This chapter describes the land, financial, and administrative resources available to Whittier to address its existing and future housing needs, including its share of the regional housing needs allocation (RHNA). Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. Also discussed are the financial and administrative resources available to support affordable housing.

regional housing needs assessment

California General Plan law requires each city and county to zone land to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share is known as the Regional Housing Needs Assessment (RHNA). The RHNA process' major goal is to ensure a fair distribution of new housing construction among cities and counties in the region so that every community may plan for a mix of housing types for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

The current SCAG region RHNA covers an 8.3-year planning period (June 30, 2021 – October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Whittier's draft allocation is 3,439 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 4.1.

Table 4.1: Regional Housing Needs Assessment 2021-2029

Income Category	Housing Units	% Total
Very Low (0-50 percent AMI)	1,025	30%
Low (51-80 percent AMI)	537	16%
Moderate (81-120 percent AMI)	556	16%
Above Moderate (>120 percent AMI)	1,321	38%
Total Units Needed	**3,439**	**100%**

Source: Southern California Association of Governments, 2021
AMI = Area Median Income
Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 1,025 units can be split into 512 extremely low-income and 513 very low-income units.

progress towards the RHNA

credits

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the planning period, jurisdictions may count toward the RHNA housing units permitted or approved after this date (or starting July 1, 2021) to the start of the Housing Element planning period (October 15, 2021). Since July 1, 2021, 18 housing units have completed, issued, or approved in Whittier (Table 4.2). These units include 5 single family units (above moderate-income affordability) and 13 Accessory Dwelling Units (ADUs) (moderate-income affordability based on market rents for studio apartments).

approved and proposed projects

Approved Projects

Approved residential development projects credited toward the 2021-2029 RHNA include one residential development and one specific plan with undeveloped residential capacity. Combined, these approved projects can accommodate 237 units in the above moderate income RHNA category.

Proposed Projects

Eighteen projects in various stages of planning are included as proposed projects. These sites are included although there is no certainty those units will be achieved because the proposals have not been approved, are currently under staff review, or pending an application submittal. The identified realistic capacity for these sites is the total units included in the preliminary proposals. Since there is no guarantee that the projects will be approved or developed, in the case a proposed development falls through, the sites are still available to accommodate those identified units and may be able to count toward the lower-income RHNA depending on site density and size. Affordability based on project density is not assumed for these projects as the proposals do not include affordability restrictions. The status of the following projects is as of February 2021. In total, the proposed projects have a capacity of 317 units.

After credits, approved and proposed projects are considered, the City has a remaining RHNA of 2,867 units.

Table 4.2: Approved and Proposed Projects					
	Affordability Level				
Project Name	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Credits					
Units Permitted (07/01/21 – 09/xx/21)	0	0	13	5	18
Approved Projects					
Lincoln Specific Plan (undeveloped capacity) *	0	0	0	231	231
6747 Pickering Ave. (6-unit apartment)	0	0	0	6	6
Subtotal	*0*	*0*	*0*	*237*	*237*
Proposed Projects					
7941 Greenleaf Ave.	0	0	0	17	17
14021 Whittier Blvd.	0	0	0	22	22
8343 College Ave.	0	0	0	30	30
11716 Floral Ave.	0	0	0	25	25
16424-16440 Whittier Blvd	0	0	0	54	54
13518 Mar Vista	0	0	0	2	2
8315-8319 Greenleaf Ave.	0	0	0	17	17
6018 Norwalk Blvd.	0	0	0	19	19
9829 La Serna	0	0	0	44	44
11280 1st Ave.	0	0	0	11	11
12823 Hadley St.	0	0	0	10	10
6712 Washington Ave.	0	0	0	11	11
Village Inn 7232 Greenleaf Ave.	0	0	0	4	4
12826 Philadelphia St.	0	0	0	51	51
Subtotal	*0*	*0*	*0*	*317*	*317*
Total Credits, Approved Projects, and Proposed Projects	*0*	*0*	*13*	*559*	*572*
2021-2029 RHNA	*1,025*	*537*	*556*	*1,321*	*3,439*
Remaining RHNA	**1,025**	**537**	**543**	**762**	**2,867**

* Note: The Lincoln Specific Plan was adopted in 2015 on the former site of the Fred C. Nelles Youth Correctional Facility approximately 1.3 miles east of the San Gabriel River/I-605 Freeway along Whittier Boulevard, the primary access corridor and only Major Arterial in the city. The project site is approximately 75.6 acres and has a total capacity of 750 units in several land use density ranges from 2-7 du/ac to 25-35 du/ac. As of January 2021, the Specific Plan had a remining, undeveloped capacity of 231 housing units.

residential sites inventory

Housing Element law requires jurisdictions demonstrate that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Whittier has a remaining RHNA of 2,867 units. The City has various residential and mixed-use development opportunities on sites that are either currently available or will be made available through rezoning. These sites show sufficient capacity to meet and exceed the identified housing need. A detailed listing of sites, consistent with State law, is included in the document Appendix.

Sites Inventory Assumptions and Methodology

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

- Lower-density residential sites: realistic capacity for sites in land use designations that allow 15 or less units per acre is calculated at maximum density allowed (this includes the Hillside Residential, Low Density Residential, and Medium Density Residential designations). The identified sites in these designations are vacant and because there is very little vacant land left for development, these sites are expected to develop at maximum densities, which are relatively low density in nature. The Hillside Residential designation allows up to three units per acre, the Low-Density Residential designation allows up to seven units per acre, and the Medium Density Residential designation allows up to 15 units per acre. These maximums are consistent with existing development in those designations.
- Specific plan sites: Outside of any City-owned sites, site capacity in the Uptown Specific Plan is based on allowed uses and intensities. While most areas of the Uptown Specific Plan allow development over 50 units per acre, the Uptown Core area is expected to be the densest and include a higher proportion of non-residential uses. The Uptown Center and Uptown General designations assume less dense development and a higher proportion of residential development. The methodology for calculating realistic capacity in the Specific Plan takes into consideration the demand for residential and non-residential development (by only using a part of the site's acreage to calculate capacity for the Uptown Core and Center areas which are expected to have more non-residential uses). Overall, the methodology reflects development trends seen in this area and in the different Plan sub-areas and is a conservative approach as many of these sites allow over 50 units per acre. The methodology also considers lot size by limiting density on small sites which may have difficulty being developed at higher densities. To calculate residential capacity, the following assumptions are made:
    - Uptown Core: 50 percent residential at 50 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
    - Uptown Center 75 percent residential at 40 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)
    - Uptown General and Edge: 100 percent residential at 30 units per acre (or 20 units per acre for entire sites if under 0.5 acres to account for site limitations)

- Higher-density residential sites: realistic capacity for sites in the Medium High Density Residential (MHDR, 15.1-25 units per acre) designation assumes development at 80 percent of maximum allowed density based on recent trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout. Due to the limited availability of high-density residential land, many property owners and developers may opt for a density bonus to increase the unit count. Realistic capacity for sites in the High Density Residential (HDR, 25.1-35 units per acre) designation assumes development at 90 percent of maximum allowed density (or 32 units per acre). Starting in 2021, residential projects in California with on-site affordable housing can get a density bonus of up to 50 percent. Previously, under Government Code Section 65915—commonly known as the Density Bonus Law—the maximum bonus was 35 percent. This allows for densities upward of 50 units per acre. Most of the residential sites are in the High-Density Residential designation along the eastern end of Whittier Boulevard. In this area, the Whittier Specific Plan will be replaced by the HDR designation and development of residential uses is expected to increase based on increased density potential and because development outside the Specific Plan framework will not be subject to the more rigorous design standards that constrain development projects in this area. Overall, the realistic capacity estimate is conservative and is only increasing expected density by two units per acre higher than what is currently allowed near single-family neighborhoods.
- Mixed-use sites: To ensure that the realistic capacity for sites in the City's three mixed-use designations takes into consideration the development of non-residential uses for mixed-use projects, such as ground floor commercial uses, only a portion of the site acreage is used in the capacity calculation. As non-residential development components are accounted for, the maximum density is used for the residential component of the site. This provides for a conservative estimate of development potential as many of the identified mixed-use sites can achieve higher residential capacity. For example, Mixed Use 1 (MU 1, 20-30 units per acre) assumes 50 percent of site acreage will be used for residential uses, Mixed Use 2 (MU 2, 25-40 units per acre) assumes 75 percent of site acreage will be used for residential uses, and Mixed Use 3 (MU 3, 25-40 units per acre) assumes 80 percent of site acreage will be used for residential uses. This calculation reflects the potential for development of non-residential uses and results in densities that are realistic and conservative. Realistic capacity also takes into consideration the areas where these designations will be applied. The Mixed Use 1 designation is expected to yield lower densities based on the site location and configurations, along a major corridor but overall smaller properties. Mixed Use 2 is applied to areas along corridors as well but on properties with generally larger lot sizes. The Mixed Use 3 designation is applied to larger properties including four commercial centers. The realistic capacity calculation assumes that most existing uses on these centers will remain on the sites and as such a lower density yield is assumed. The Mixed Use 3 designation is also applied to an area near a future transit station. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, walking distance from three sites located in the immediate area. Construction of the light rail extension is expected to start by 2023. The City expects demand for much higher densities near this new, major transit stop. These assumptions are realistic and somewhat conservative as sites in

the MU 3 designations can achieve much higher densities (up to 60 units per acre) through the provision of community benefits. As part of Housing Element implementation, the City will be creating new zones and development standards to implement the General Plan including three Mixed-Use designations and will ensure that maximum densities can be achieved.

Site Selection and Suitability of Non-Vacant Sites

To identify additional sites with potential for new development or recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
    - Age of structure
    - Existing uses are not higher-density residential (condominiums or apartments)
    - No recent, significant enhancements have been made (exempt enhancements include site cleanup or paint)
    - Characteristics of existing uses such as declining uses and large underused portions of the property.
    - Location near recent development activities on properties exhibiting similar characteristics or near catalyst uses.
    - Potential for lot consolidation is also taken into consideration including common ownership of adjacent parcels.

Different approaches by site type are discussed below.

Uptown Whittier Sites

All but one of the identified sites in the Uptown Whittier Specific Plan are vacant and as such there are no existing uses to limit development potential. One site, a 0.96-acres site, is currently developed with a church that is in search for a buyer to reuse the site and structure for development of residential units. This non-vacant site is included in the inventory because there is expressed developer interest on the site and a potential, preliminary project.

Whittier Boulevard HDR sites

The City's residential neighborhoods are largely built out. Future residential development must rely on underutilized commercial properties where residential uses are permitted. The Whittier Boulevard corridor. Since the 1940s, Whittier Boulevard has developed much like a suburban commercial strip, resulting in scattered and unfocused auto-oriented retail and services, convenience and big-box uses, drive-through restaurants, and sporadic office and industrial uses. As the City's main commercial thoroughfare and primary distributor within the City's transportation network, Whittier Boulevard presents an opportunity to evolve from a commercial strip to a series of walkable mixed-use and employment districts. Site identification focused on older underdeveloped sites under the new General Plan designation. The City's new Genal Plan designates portions of Whittier Boulevard (east of Whittwood Town Center) for development of High Density Residential (HDR) uses. This includes two- to three-story multi-unit residential buildings, with four stories acceptable where context appropriate, such as garden apartments and stacked flats. The most significant factors in site selection were age and land to improvement

values. All HDR sites on Whittier Boulevard were built prior to 1980 (more than 40 years old). All but two parcels have land values greater than the improvement values. The two sites that have higher improvement values were chosen because they have structures that are 40 to 50 years old and can accommodate residential development at a more significant level and another is a former furniture store turned church in a building built almost 50 years ago. The potential additional residential density and the more streamlined development process under the new General Plan designation presents a significant incentive for redevelopment of these chosen sites.

Mixed-Use Sites

To address a housing shortage, an aging building stock, and underused auto-oriented development along Whittier Boulevard, the new General Plan introduces three mixed-use designations that allow for residential uses at densities ranging from 20 to 60 dwelling units per acre. The intent for the new mixed-use designations was to provide places to integrate housing with concentrated activity and business hubs in a walkable/bikeable environment. Most of the mixed-use sites are located along Whittier Boulevard which presents an ideal opportunity to evolve from a commercial strip to a series of walkable mixed-use and employment districts. All underutilized mixed-use sites have existing uses that are over 30 years old. For parcels with available data on land and improvement values, all but two parcels have land values greater than improvement values. One of the parcels with higher improvement value is part of a larger site (an older commercial center). When looked at as a full site, the center has a land value greater than the improvement value. The second site has a single-story retail building (Dollar Yes) built over 60 years ago with significant tenant turnover (was previously a fish and pet store). The potential additional development density/intensity presents a significant incentive for redevelopment of these sites.

Commercial Centers

Four commercial centers are included in the sites inventory and development of mixed uses is expected on these sites. Typical of many suburban commercial centers, the identified sites have large, surface parking areas and are one story structures (with the exception on one part of the site on the far east side of The Quad at Whittier site). Development of these properties can occur without removing current uses and the realistic capacity calculations assume as much. While modifications to the buildings may happen, most uses are expected to remain, including major anchors such as the Target store at the Whittwood Town Center. These four sites were chosen because they are considered realistic redevelopment opportunities based on property owner interest, location near development catalyst uses, and the redesignation under the new General Plan to allow for the addition of higher density residential uses. The change in land use is expected to add significant incentive to property owners. Converting underutilized commercial space into higher density housing is gaining more traction from local jurisdictions, especially as e-commerce has made it harder for brick-and-mortar retailers to compete. The four commercial sites included are also relatively older and ripe for redevelopment (that can maintain the original structures). The Whittier Marketplace was built in 1992 (29 years old) and the Big Lots center was built in 1976 (45 years old) the County assessor data shows no subsequent new construction or major rehabilitation. Most of the Quad at Whittier center as built in the early- to mid-1990s (25 to 30 years old) with one corner pad built more recently (2000 or more than 20 years old)). At the Whittwood Town Center half the site was built between the 1960s and 1980s (60 - 40 years old)

while some of the newer portions were built in the early 2000s (15 years old). The newer part of the center is home to a Target store which expected to remain.

Non-Vacant Sites

A vacant site is a site without any houses, offices, buildings, parking lot, or other significant improvements on it. The City of Whittier is entirely built out with little to no vacant land remaining. Nonvacant, underutilized sites will be relied on to meet the identified housing need for the 6th Cycle RHNA. Existing uses on the sites do not pose a constraint to development and are expected to transition during the planning period. As discussed above, most identified sites with existing uses were built over 30 years ago and most have land values that exceed improvement values. The identified sites have older and underutilize uses and the new General Plan presents a significant increase in allowed development density/intensity. The new land use designations under the General Plan presents a significant incentive for redevelopment of these sites.

Small Sites and Lot Consolidation

The sites inventory assumes some consolidation of parcels although most multi-parcel sites to address the lower-income RHNA were selected because they are under common ownership or function as a single site. Small sites (under 0.5 acres) are not assumed to be consolidated and are not credited toward the lower-income RHNA regardless of densities allowed. Lot consolidation for development is not a constraint in this area of the City and in general is necessary for most development projects given that redevelopment is occurring in areas with a smaller parcel footprint. This situation is not unique to Whittier, as most urbanized older cities in the area have parcel and lot sizes that will need to be adjusted to achieve larger and high-density projects. Expecting fully developed, urbanized cities to have readily available and adequately sized individual properties to accommodate the housing need identified by the State is unrealistic. To encourage and support lot consolidation, the City will adopt additional incentives and subsidies to support lot consolidation including designating lot consolidation as one of the types of benefits eligible for additional density through the Community Benefit program.

Densities Appropriate for Accommodating Lower Income Housing

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Whittier), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's High Density Residential (25.1-35 du/ac), Very High Density Residential (35.1-55 du/ac), Mixed Use 1 (20-30 du/ac), Mixed Use 2 (25-40 du/ac), and Mixed Use 3 (25-40 du/ac, up to 60 du/ac with community benefits provisions) are consistent with the default density standard (30 units per acre) and, therefore, considered appropriate to accommodate housing for lower-income households. In the Uptown Specific Plan, all designations allow densities more than 30 units per acre.

Land use designation with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households. This applies to the Medium High-Density designation (15.1-25 du/ac).

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower income sites inventory presented in this section is predominately limited to parcels that are between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower income housing need. In Whittier, affordable housing has been developed on sites smaller than 0.5 acres. Specifically, the 21-unit Mosaic Gardens housing development was developed on a 0.47-acre property and all units are affordable to households earning very low incomes. To assist in development of the 21 affordable units, the City used $5.1 million of funds (including former redevelopment agency funds) to enter into an owner participation and loan agreement with the developer. As such, sites of a similar size are included in the sites inventory. Several sites are comprised of one or more parcels which are less than half an acre in size. These sites are included because they comprise a larger site and are under common ownership. Capacity on sites that meet the default density (at least 30 units per acre for Whittier) but do not meet the size requirement are used to accommodate the moderate income RHNA.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of the City, most site have existing uses. Non-vacant sites included in the inventory have been chosen due to their location and the potential for intensification based on updated General Plan designations.

- One full site and a partial site in the inventory are subject to the re-use provisions of AB 1397. AB1397 requires that vacant sites identified in the previous two Housing Elements only be deemed adequate to accommodate a portion of the housing need for lower income households, if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower income households. The requirement does not apply to sites used to accommodate the moderate- and above moderate-income RHNA. A partial portion (3.3 acres) of the Quad at Whittier Center site (parking structure) was previously identified in the Housing Element, but the new General Plan designation has increased the potential housing capacity of the site and as such does not trigger the AB 1397 re-use requirements. Sites subject to the reuse requirements include:
    - A part of the Uptown Specific Plan City-owned sites (APN 8139-005-909, formerly referred to as the Alpha Beta site)
    - One High Density Residential site made up of two parcels (8231-004-042, -043) and in use as the Whittwood Car Wash

detailed sites inventory

Accessory Dwelling Units

The City projects that during the planning period approximately 394 accessory dwelling units (ADUs) will be developed. This estimate is based on upward ADU trends in Whittier, newly signed

favorable ADU legislation (SB 9) that creates new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in Whittier and the Southern California region. In 2019 ADU permits almost tripled compared with 2018. In 2020, there was a 24 percent increase and in 2021, ADU permits doubled. While it is impossible to predict the exact number of ADUs that will be developed in the planning period (2021-2029), the City has estimated a level of ADU development that accounts for pent-up demand at the start of the planning period and the potential leveling off of ADU development in the later part of the planning period. In 2018 and 2019 there were 29 ADUs permitted for an average of 14.5 ADUs per year. In 2020 ADU permits jumped to 26 and in 2021 (as of September) there have been 39 ADUs permitted which puts the City on track to permit 52 ADUs in 2021. To account for this increasing, pent-up demand, the City is estimating an ADU permit increase of 15 percent in 2022 and 2023. In 2024 a leveling off period is estimated to start and a 25 percent reduction in permits is estimated. For the remainder of the planning period (2025 to 2029), a 25 percent reduction is expected bringing the total estimate to 38 ADU permits per year (2029 will only include 2/3 of that 38 as the planning periods end in October of 2029). The following estimates make up the 394 estimated ADU permits in the planning period:

- 2021: 26 ADU permits (half of the estimated 52 ADUs for 2021 due to the planning period start date)
- 2022: A 15 percent increase in ADUs, or 60 ADU permits
- 2023: a 15 percent increase in ADUs, or 69 ADU permits
- 2024: a 25 percent reduction in ADUs, or 52 ADU permits
- 2025 to 2029: an additional 25 percent reduction in ADUs, or 39 ADU permits annually (estimates for 2029 are 31 ADU permits due to the planning period end date of October)

As part of the implementation of the Housing Element, the City will implement programmatic actions to streamline and facilitate the development of ADUs. The projected ADUs are included as credits in Table 4.3, consistent with HCD guidelines and SCAG affordability distribution assumptions.

Currently Available Vacant or Underutilized Sites

The sites inventory includes vacant and underutilized land in various general plan/zoning designations and in the Uptown Specific Plan area. Most of the inventory's vacant land is in the Hillside and Low-Density Residential designations. The sites have the appropriate land use and zoning designation in place and do not require any rezoning actions. Figures 4.1 through 4.4, at the end of this chapter, show the geographic location and distribution of sites.

Included in the inventory are 1.9 acres of vacant land in the Uptown Specific Plan in addition to a 6.64-acre City-owned site made up of 18 various parcels over 4 city blocks. The City of Whittier issued a Request for Qualifications in March 2021 for development of the site. The City and Housing Authority are seeking a development team to acquire the Development Sites under the Exempt Surplus procedures of the Surplus Land Act, and to develop horizontally and vertically mixed-use projects that anticipate 200 market-rate units, 25 moderate-income units, and 75 low- and very low-income units. The largest parcel (2.48 acres) was used in the previous two Housing Element sites inventory and as such is subject to the re-use provisions of AB 1397. One underutilized site of just under one acre, located within the Uptown Specific Plan is included in the inventory. The church-owned property shows a conservative estimate for capacity of 29 units

based on the realistic capacity methodology established for this Housing Element. Nevertheless, the owner previously applied for a 100-unit affordable development. The development did not move forward, but the owners have expressed interest in selling the site for an adaptive reuse residential project of a similar size.

Table 4.3: Sites Currently Available					
	Affordability Level				
Site Type	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Estimated ADU Production	93	176	8	117	394
Vacant Hillside Residential (0-3 du/ac), 13 parcels and 25.2 acres total	0	0	0	75	75
Vacant Low Density Residential (3.1-7 du/ac), 22 parcels and 19.1 acres total	0	0	0	135	135
Vacant Medium Density Residential (7.1-15 du/ac), 3 parcels and 0.71 acres total	0	0	0	11	11
Uptown SP – City-owned Site, 18 parcels and 6.63 acres total	37	38	25	200	300
Vacant Uptown SP - Core (50+ du/ac) - small site, 6 parcels and 1-acre total	0	0	19	0	19
Vacant Uptown SP - Center (allows over 50 du/ac)- small site, 1 parcel and 0.16 acres total	0	0	3	0	3
Vacant Uptown SP – General (allows over 50 du/ac)- small site, 1 parcel and 0.31 acres total	0	0	9	0	9
Vacant Uptown SP – Edge (allows up to 40 du/ac)- small site, 4 parcels and 0.4 acres total	0	0	8	0	8
Underutilized Uptown SP – General (allows over 50 du/ac), 1 parcel and 0.96 acres total	29	0	0	0	29
Total	159	214	72	538	983
Remaining RHNA (after credits and approved and proposed projects)	1,025	537	543	762	2,867
New Remaining RHNA	866	323	471	224	1,884

Notes:

- Estimated ADU production are credited toward the RHNA consistent with HCD guidelines and SCAG affordability distribution assumptions (SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020)
- Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small sites (less than 0.47 acres) meeting the default density standard are credited toward the moderate-income category.

Remaining RHNA

The City can meet more than half the total RHNA with credits, approved projects, proposed projects, and a variety of vacant and underutilized land. There is an identified RHNA shortfall of 1,884 units.

As of February 2021, the City is finalizing a comprehensive General Plan update. The Housing Element will be adopted concurrent with the new General Plan. The new General Plan land use plan provides ample opportunities for expanded residential development through the addition of three mixed-use categories to incentivize infill development, the addition of a housing overlay for some commercial areas, and redesignating land in the Whittier Boulevard Specific Plan to facilitate high density residential development. Furthermore, when comparing the 1993 General Plan to the new General Plan, new land use policies increase residential capacity by 22 percent.

To address the shortfall of units, the City has identified various sites that will have the appropriate land use designations in place upon Housing Element adoption but will require rezoning to achieve consistency with the new General Plan. The City will amend the zoning code to include developments standards and permitted uses for the new mixed-use designations. The City will ensure that the Mixed-Use development standards do not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA. Once zoning is put in place, the City can adequately accommodate and exceed the remaining RHNA

RHNA shortfall site requirements

Housing Element law (Government Code 65583.2[h]) requires that the City accommodate all the lower-income, unaccommodated RHNA on sites that are:

1. Zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period
2. Permit at least 16 units per site at a density of at least 20 units per acre
3. At least half of the very low- and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that a city or county may accommodate all the very low- and low-income housing need on sites designated for mixed-uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Sites to accommodate the moderate- and above moderate-income RHNA are not subject to these requirements.

Sites to be Rezoned

Table 4.4 summarizes the sites to be rezoned and is followed by a detailed description of the sites. A detailed sites inventory is included in the document appendix as required by law. Figures 4.1 through 4.4, at the end of this chapter, show the geographic location and distribution of sites.

Table 4.4: Sites to be Rezoned					
	Affordability Level				
Site Type	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Vacant Medium High Density Residential (15.1-25 du/ac) – 1 parcel and 0.85 acres total	0	0	17	0	17
Vacant High Density Residential in former Whittier Blvd SP area – small site (25.1-35 du/ac) - 1 parcel and 0.39 acres total	0	0	12	0	12
Underutilized High Density Residential in former Whittier Blvd SP area - 21 parcels (13 sites) and 17.86 acres total	610	0	0	0	610
Vacant/Underutilized Mixed Use 1 (20-30 du/ac) -25 parcels (7 sites) and 13.15 acres total	187	0	12	0	199
Vac/Underutilized Mixed Use 2 (25-40 du/ac) -7 parcels (4 sites) and 8.02 acres total	241	0	0	0	241
Underutilized Mixed Use 3 (25-40 du/ac, up to 60 du/ac with benefits) - 11 parcels (5 sites) and 9.06 acres total	292	0	0	0	292
Key Mixed-Use Sites (MU 3 25-40 du/ac):					
Whittwood Town Center	0	64	64	1,154	1,282
The Quad at Whittier Center	79	0	330	330	739
Big Lots Center (Whittier Blvd./Painter Ave.)	87	0	0	0	87
Whittier Marketplace (at Whittier Blvd./Hadley St.)	0	0	179	179	358
Total	1,496	64	614	1,663	3,837
Remaining RHNA after Credits/Approved/Proposed projects and sites with zoning in place	866	323	471	224	1,884
Remaining RHNA after rezoning (-shortfall/+surplus)	+630	-259	+143	+1,439	+1,953
Redistributed RHNA surplus:	+371		+143	+1,439	+1,917
Notes: Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small and large sites (less than 0.47 acres or larger than 10 acres) meeting the default density standard are credited toward the moderate-income category.					

Residential Sites

Various residential sites are included in the sites inventory. Most of the sites are located along Whittier Boulevard, within the boundaries of the former Whittier Boulevard Specific Plan. While the Specific Plan allowed residential development, rescinding the Plan and redesignating specific portions allows for High Density Residential Development (HDR, 25.1-35 du/ac density) and provides an opportunity for a more streamlined, straightforward development process. The

streamlined development process is achieved because the rescinding and redesignation eliminates the Specific Plan's design standards and guidelines which required most projects to undergo a conditional use permit process. As such, the new designation will permit the housing as a matter of right. The eastern end of Whittier Boulevard is characterized by older commercial uses and the new designation is intended to spur residential development in this area. Since the 1940s, Whittier Boulevard has developed much like a suburban commercial strip, resulting in scattered and unfocused auto-oriented retail and services, convenience and big-box uses, drive-through restaurants, and sporadic office and industrial uses, with some newer residential development. As the City's main commercial thoroughfare and primary distributor within the City's transportation network, Whittier Boulevard presents an opportunity to evolve from a suburban strip to a series of walkable residential, mixed-use and employment districts. During the early 2010s, developer interest in properties along Whittier Boulevard, driven largely by demand for any type of new housing, resulted in construction of several projects at densities up to 30 units per acre. This demand is expected to continue. The updated Envision Whittier General Plan now allows densities of up to 35 units per acre.

There is a total of 15 HDR sites along Whittier Boulevard. One of those is a 0.39- acre, vacant site that is credited to the moderate-income RHNA due to its small size. Five of the HDR sites are made up of more than one parcel and three of those five multi-parcel sites are under common ownership. One site under 0.5 acres is included in the HDR sites as appropriate to accommodate the lower-income RHNA. The 0.43-acre site made up of three parcels under common ownership. In Whittier affordable housing has been developed on sites under 0.5 acres, specifically the Mosaic Gardens affordable development which was developed on a 0.47-acre site at a density of 44.7 units per acre. Fourteen of the HDR sites (with a total capacity of 610 units) meet the shortfall site requirements for lower-income sites. The capacity meets more than half (51 percent) of the lower-income RHNA shortfall of 1,189 units.

Mixed-Use Sites

Sixteen mixed-use sites and four mixed-use commercial center sites are included in the sites inventory.

The General Plan includes three mixed-use designations that allow for compatible retail, entertainment, office, residential, hotel, civic, cultural, and recreation uses at varying context-sensitive development densities/intensities, ranging from 20 to 60 per acre and FARs of 1.00 to 3.00. Regarding use, the intent for each area is similar: provide places to integrate housing with concentrated activity and business hubs in a walkable/bikeable environment. To promote added amenities within mixed-use districts and developments, a tiered development system, a Community Benefits program, applies to the Mixed Use 3 (MU 3) designation. The Community Benefits program, defined in the Zoning Code, provides the City with the capacity and tools to shape how private development contributes to the urban fabric, ensuring that new development creates special places that enhance Whittier. A two-tier system of benefits allows developers to achieve higher densities and intensities when defined public realm and community-serving amenities are provided.

The mixed-use sites are predominantly located along Whittier Boulevard and are selected due to the addition of residential development potential under the General Plan, expressed interest by property owners, aging uses combined with underutilization of land, and their location along the

City's major transportation corridor. The General Plan identifies concentrated activity hubs along Whittier Boulevard that provide opportunities for clustering similar and compatible uses, supporting economic development, and creating brand identity. Designated nodes and catalyst sites include: Whittwood Town Center, the Quad at Whittier center, the Metro Line L station, PIH Health Campus, the Lincoln Specific Plan, the Whittier Marketplace, and the Uptown Whittier Specific Plan.

Seven sites in the Mixed-Use 1 (MU 1) designation are included in the sites inventory. The MU 1 designation allows development at a density of 20 to 30 units per acre and stand-alone residential approaches are allowed. To account for the development of non-residential uses, only half of the acreage for MU 1 sites are used to calculate capacity, consistent with buildout estimates. The MU 1 sites have a total capacity of 199 units, with 187 of those units credited toward to lower income RHNA based on the site capacity meeting the shortfall requirements (16 units per site). The sites are made up of more than one parcel and two of the six sites are under common ownership.

Four sites in the Mixed-Use 2 (MU 2) designation are included in the sites inventory. The MU 2 designation allows development at a density of 25 to 40 units per acre and stand-alone residential approaches are allowed. One of the intents of the MU 2 designation is to accommodates diverse housing types that provide opportunities for home ownership and that appeal to a spectrum of household sizes and incomes. To account for the development of non-residential uses, only 75 percent of the acreage for MU 2 sites are used to calculate capacity, consistent with buildout estimates. The MU 2 sites have a total capacity of 241 units. All four sites are credited toward to lower income RHNA based on the site capacity meeting the shortfall requirements (16 units per site). Three of the four sites have a sole owner, and one site is partially owned by the City of Whittier.

Five sites in the Mixed-Use 3 (MU 3) designation are included in the sites inventory. The MU 3 designation allows development at a density of 25 to 40 units per acre but can go up to 60 units per acre with the provision of community benefits. Stand-alone residential and commercial development approaches are allowed on smaller-acreage development sites, with integrated uses required on larger sites. To account for the development of non-residential uses, only 80 percent of the acreage for MU 3 sites are used to calculate capacity, consistent with buildout estimates. The MU 3 sites have a total capacity of 292 units. All five sites are credited toward the lower income RHNA based on the site capacity meeting the shortfall requirements (16 units per site). All MU 3 sites are under common ownership. Four of the MU 3 sites are in the "Five Points" area, which is expected to redevelop as a TOD area due to the future location of a light rail station. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, walking distance from three sites located in the immediate area. Construction of the light rail extension is expected to start by 2023.

Four additional sites are identified on existing commercial centers, including the City's two largest centers. The sites reflect realistic redevelopment opportunities based on property owner interest, location near development catalyst uses, and the redesignation under the new General Plan to allow for the addition of higher density residential uses. The change in land use is expected to add significant incentive to property owners. Converting underutilized commercial space into higher density housing is gaining more traction from local jurisdictions, especially as e-commerce

and remote work trends continue to empty brick-and-mortar stores across the country. Whittier is largely built out, with little land to accommodate new housing development. Lack of housing supply compounds affordability and homelessness issues. With the new General Pan land use policy, the City recognizes that diverse housing types and higher density residential development will be necessary to meet pent-up demand and ensure affordable housing options for people of all ages, family sizes, and incomes. Also, higher-density residential development typically is more affordable than lower-density development and the only path toward significantly contributing to housing affordability. The four sites are designated for Mixed-Use 3 (MU 3); MU 3 allows densities of up to 60 units per acre with the provision of community benefits. One of the MU 3 designation's intents is the redevelopment and reorientation of aging shopping centers. Three of the commercial center sites will be rezoned with new mixed-use development standards. The Whittwood Town Center Specific Plan will be amended to allow for additional residential development at higher densities. At maximum allowed densities, the commercial centers sites offer the opportunity for close to 3,300 units on 102.75 acres (but realistic capacity is calculated at less than this although with the provision of community benefits, even more capacity is available) and removal of existing uses are not required as the sites have large parking areas that can be developed and existing structures that can be added to.

- Whittwood Town Center
    - The Whittwood Town Center is a 66-acre open-air shopping center located on the southwest corner of Whittier Boulevard and Santa Gertrudes Avenue (only 53.4 acres is included in the sites inventory due to common ownership). Built in 1961 as an open-air mall, it was renovated and transformed into an enclosed mall in the 1970s. In 2005, under a 2004 Owner Participation Agreement (OPA) with the Whittier Redevelopment Agency, the center was once again transformed into an open-air shopping center with several big box retailers including Target, Kohls, PetSmart, and others. The center has a grocery store and several smaller retailers and eateries. A large portion of the site is dedicated to surface parking. Several of the center anchors are slowly emptying and the pandemic has exacerbated the struggles of these key uses. The site owners are in preliminary discussions to renovate the site to create an intensified commercial and residential center with a downtown feel to it and will include a significant residential component. The Whittwood Town Center revitalization project is envisioned as a mixed-use center, integrating residential, hotel, commercial retail, landscaping, and circulation improvements within the City of Whittier. Whittwood Town Center is anticipated to be developed with up to 1,350 high-density residential units in conjunction with up to 600,000 square feet of mixed-uses integrating various commercial-retail, restaurants, hotel, and service type uses. A lower realistic capacity is used in the Housing Element as not all properties at the Center are used, only properties under common ownership. Due to the size of the site, using the default density is not used to assume affordability. Instead, the capacity assumes 10 percent affordability based on the City's intent to work with the site developers to add an affordability component. the City will work with the property owners to include affordability of 10 percent of the identified realistic residential capacity for the site. The Whittwood Town Center Specific Plan (WTCSP) was originally adopted in 2003 and has been amended several times since, in 2005, 2007, and 2012. The General

Plan update replaced the "Specific Plan" land use designation with the MU-3 designation but continues to permit the WTSCP to be implemented because the WTSCP provides the site's zoning as well. The Whittwood Town Center Specific Plan will be amended to allow for additional residential development at higher densities. The WTCSP has proposed a revision in 2021 and is being considered by the City of Whitter at the time of this Housing Element's update. The revision proposes 1,350 residential units (total), 600,000 square feet of commercial space, and 300 hotel rooms. The MU-3 designation allows up to 60 units per acre with the provision of community benefits. The 53.4-acre site is made up of 16 parcels under common ownership. Using a very conservative realistic capacity calculation (lower than what the applicant is proposing), the site provides the opportunity for 1,282 units at 30 units per acre. Of this 10 percent (or 128 of the total 1,282 units), half will be applied to the low-income category and half will be applied to the moderate-income category.

- The Quad at Whittier Center
  - The Quad at Whittier Center was built in 1953 and rebuilt, under an Owner Participation Agreement with the Whittier Redevelopment Agency, in 1987 following the Whittier Narrows earthquake. Tenants at the Quad includes Burlington Coat Factory, Michael's, Ross Dress for Less, Staples, Famous Footwear, Petco, Vallarta Market, Olive Garden, Chili's, and TJ Maxx. The center is home to several struggling retailers, such as Burlington Coat Factory, which is one of the largest uses at the Center. Center owners are interested in redeveloping the site and adding residential uses. E-commerce trends and more recently, the Covid pandemic have exacerbated the struggle many retailers are facing nationwide and is pushing many center owners to reimagine the uses on the site that can better withstand economic difficulties. As such many centers are looking to integrate residential uses on their sites. A similar approach is in the preliminary planning stages at the Whittwood Town Center located further east on Whittier Boulevard and throughout the region. Discussion with owners of two large commercial centers in the local area (outside the City of Whittier) confirm the need, and desire, to reimagine uses on commercial center through the addition of residential uses. As the second largest center in the City, the site offers the opportunity for residential development consistent with the City's MU 3 designation, which allows up to 60 units per acre with the provision of community benefits. The site has large surface parking lots and is located less than one mile from the "Five Points" area which is expected to redevelop as a high density, transited oriented development (TOD) to leverage the future location of a light rail station for the Metro Eastside Transit Corridor Phase 2 Light Rail Project. The 30.8-acre site is made up of nine parcels under common ownership. Using a conservative realistic capacity calculation, the site provides the opportunity for 739 units at 30 units per acre. If the site developed at maximum allowed density, the site could accommodate almost 1,500 units. Due to the size of the site, using the default density is not used to assume affordability. Instead, a portion of the site (3.3 acres, located at the underused parking structure adjacent to Burlington Coat Factory building) with a previous residential development proposal is used as a smaller sub-site and credited toward the lower-income RHNA (79 units). The

proposal shows that there has been interest in development on smaller portions of the site at densities that can accommodate affordable housing. The sub-site was previously identified in the Housing Element, but the new General Plan designation has increased the potential housing capacity of the site and as such does not trigger the AB 1397 re-use requirements. Although the allowed density on the site can accommodate lower income housing, due the size of the site (over 10 acres), half of the realistic capacity for the remaining part of the site is assigned to the above-moderate income category and half is assigned to the moderate-income category due to the expected high-density nature of future development.

- Big Lots Center (Whittier Boulevard/Painter Avenue)
    - A 3.64-acre commercial center located at the northwest corner of Whittier Boulevard and Painter Avenue is included in the sites inventory based on the underutilized nature of the site and its location near development catalyst areas and a future regional light rail station. The center is located across the street from the Quad at Whittier and less than one mile from the future TOD area and light rail station for the Metro Eastside Transit Corridor Phase 2 Light Rail Project. These areas have been identified as designated nodes and catalyst areas. The site is also located 1.3 miles east of the I-605 Freeway. The site's tenant is a Big Lots discount store and a large surface parking lot. Using a conservative realistic capacity calculation, the site provides the opportunity for 87 units at 30 units per acre. If the site developed at maximum allowed density, the site could accommodate close to 175 units. Based on the size of the site and allowed densities, the realistic capacity is credited toward the lower-income RHNA.
- Whittier Marketplace at Whittier Boulevard/Hadley Street Center
    - A 14.9-acre commercial center located at the southeast corner of Whittier Boulevard and Hadley Street is included in the sites inventory based on the underutilized nature of the site and its location along key development catalysts areas. The site is located across the street from the Lincoln Specific Plan and within ¾ miles from the Uptown Specific Plan. These areas have been identified as designated nodes and catalyst areas. The site is also located 1.3 miles east of the I-605 Freeway. The site is anchored by a Ralph's grocery store and a large surface parking lot. Other center tenants include CVS, and various tenants in the strip center or the smaller, street-facing pads. Using a conservative realistic capacity calculation, the site provides the opportunity for 358 units at 30 units per acre. If the site developed at maximum allowed density, the site could accommodate over 750 units. Although the allowed density on the site can accommodate lower income housing, due the size of the site (over 10 acres), half of the realistic capacity for the site is assigned to the above-moderate income category and half is assigned to the moderate-income category due to the expected high-density nature of future development.

Adequacy of Sites Inventory

Once zoning is put in place for the sites to be rezoned, the City can adequately accommodate and exceed the 2021-2029 RHNA. Table 4.5 summarizes the sites inventory and RHNA status.

Table 4.5: Sites Inventory Summary					
	Affordability Level				
Site/Credit Type	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Credits	0	0	13	5	18
Approve Projects	0	0	0	237	237
Proposed Projects	0	0	0	317	317
Estimated ADU Production	93	176	8	117	394
Sites Currently in Place	66	38	64	421	589
Sites to be Rezoned	1,496	64	614	1,663	3,837
Total Sites	**1,655**	**278**	**699**	**2,760**	**5,392**
2021-2029 RHNA	*1,025*	*537*	*556*	*1,321*	*3,439*
RHNA Shortfall (-) or Surplus (+)	+630	-259	+143	+1,439	+1,953
Redistributed RHNA Shortfall (-) or Surplus (+)	+371		+143	+1,439	+1,953

no net loss provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the City must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

site infrastructure and constraints

The sites inventoried in this Housing Element have residential or mixed-use land use designations that were determined based on surrounding land uses and have already been examined for potential environmental constraints as part of the General Plan update. Few additional constraints would impede the development of new housing units in the future on the identified sites. Potential environmental constraints to future development of sites are reflected in the identified site capacity. For example, low-density development expected in the Hillside Residential designation reflects the limits imposed by the area's topography.

State law requires a detailed identification of infrastructure needed to support planned land uses including the methods to be used for infrastructure financing and a program for implementation. Full urban-level services are available to each site in the inventory. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory. Site development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan.

Environmental Constraints

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Program Environmental Impact Report.

CAL FIRE prepares maps that identify Fire Hazard Severity Zones (FHSZs). 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. While there are very high fire hazard severity zones in the City, these do not pose a constraint to development of housing. Only low-density sites are in this area, with an average density of under five units per acre. In total, these sites have a capacity of 178 units (or five percent of the total RHNA) and all are identified as providing housing affordable to above moderate-income households. Most sites, particularly high-density and mixed-use sites with more significant capacity, are located outside of the FHSZs.

Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Infrastructure Constraints

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the General Plan Mobility and Infrastructure Element. Full urban-level services are available within all areas of the City. Specifically, water and sewer service are available for all the sites included in the inventory, indicating the capacity to accommodate the City's total share of the RHNA. As part of the update and adoption of the City's new General Plan (including this Housing Element) the City prepared a CEQA analysis, program EIR, that takes a comprehensive look at infrastructure availability for the proposed level of development on these sites and identify mitigation measures necessary to address any infrastructure impacts. The EIR also allows for consideration of cumulative impacts that might be slighted in a case-by-case analysis and allows the City to consider program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts. The Draft Envision Whittier General Plan and Housing Element Environmental Impact Report states that sufficient capacity is available for wastewater service, storm drainage service, energy, and telecommunication services. Water demand is anticipated to be able to be accommodated during the 2021-2029 period. The likelihood of nonresidential or residential development being delayed because of water supply is extremely limited.

The City of Whittier is an urbanized, fully developed City and dry utilities. All locations in the sites inventory lie within developed areas that have access to full dry utilities. Electrical services to the City are provided by Southern California Edison (SCE) while natural gas is supplied by the Southern California Gas Company (SCGC). Telecommunication services are be provided by Time Warner, Charter Spectrum, AT&T, Verizon, or other service providers in the area. There are two solid waste collection providers that serve the Planning Area. Athens Services provides solid waste collection service to the western portion of the Planning Area, while Republic Services

serves the eastern portion of the Planning Area. Therefore, all sites in the inventory have access to full utilities and are located adjacent to developed areas and/or major roadways.

Financial and Administrative Resources

Financial Resources

The City uses several funding sources to assist in the provision of quality housing to lower-income residents.

Several HUD funding programs allow the City to fund community development and housing activities. The City of Whittier receives federal funding as an entitlement jurisdiction for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program. In 2021, the City received $719,702 in CDBG funding and $349,465 in HOME funding. The CDBG program is a federal program awarded to fund housing and community development activities. Projects must benefit low- and moderate-income persons, aid in the prevention or elimination of slums or blight or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, and public facilities and services. Whittier is an entitlement city and receives funding from HUD for eligible community development activities. The City uses CDBG funds for a variety of activities including housing rehabilitation, code enforcement, public infrastructure and facility improvements, public services, and planning and administrative costs. For 2020-2021, the City received additional funding through the CDBG CARES Act (CDBG-CV) and will be used in partnership with the Salvation Army to rehabilitate its existing facility that will likely be remodeled to into a navigation center that can accommodate shelter for up to 150 homeless individuals. Through various sources, the City also anticipates financially supporting the operation and maintenance of the Homeless Navigation Center and Emergency Shelter for an 8-year term that coincides with the Settlement Agreement the City entered regarding Homeless persons in Whittier. HOME funds can be used to create and rehabilitate affordable housing for lower income households or provide direct rental or home purchase assistance to lower income households. The City has used funds in the past to build affordable rental apartments, such as Mosaic Gardens built in 2012, for lower income families. The City also uses its HOME funds to finance loans for homeowners to rehabilitate their units.

Created by the 1986 Tax Reform Act, the Low-Income Housing Tax Credit (LIHTC) program has been used in combination with City and other resources to encourage new construction and rehabilitation of rental housing for lower-income households. A nonprofit housing corporation could purchase an at-risk project, rehabilitate it using tax credits, and extend affordability controls. The California Tax Credit Allocation Committee oversees the application and allocation process for all LIHTC projects. Applicants compete for the funds, which are prioritized based on location, affordability, local housing needs, and public housing wait lists. Affordable housing projects in Whittier have been rehabilitated (e.g., Hoover Hotel) and built (e.g., Mosaic Gardens) with this funding sources.

Two additional potential funding sources include:

- Remaining Low- and Moderate-Income Housing Asset Funds from the Whittier Housing Authority.
- The State of California Affordable Housing and Sustainable Communities Program (AHSC) which funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Whittier and local and regional nonprofits, private developers, and service providers.

- The Community Development Department's Planning Services Division is charged with the administration of the ordinances and policies relating to land use and development within the City. As such, planning staff guides the City's orderly development by applying the current zoning codes, facilitating development, implementing community plans, and preserving historic resources. Staff members provide technical and administrative staff support to the City Council, Planning Commission, Zoning Administrator, Historic Resources Commission, and various other task forces. The Division also performs planning staff functions for the former Whittier Redevelopment Agency.
- The Community Development Department's Building & Safety Division is responsible for the establishment and enforcement of minimum building standards for the purpose of safeguarding public health, safety, and general welfare.
- The Community Development Department's Economic Development & Housing Division is charged with the implementation of City policy with respect to development, redevelopment, economic development, the disbursement of federal funds for social services, and housing programs within the City. The Economic Development & Housing Division is also responsible for the administration of federal Community Development Block Grant (CDBG) and HOME funds, the Residential Rehabilitation Loan/Grant Programs, the Affordable Home Ownership Program (AHOP), and the Police Home Buyer Program.
- The Los Angeles County Development Authority (LACDA) provides affordable housing opportunities in Whittier. LACDA administers the Housing Choice Voucher (formerly Section 8) rental subsidy program and operates the Mortgage Credit Certification program. The City is not involved in the day-to-day administration or policy making of LACDA; however, the City does review the 5-Year and Annual Plans.

A variety of service providers assist in the implementation of housing programs in Whittier:

- Homeless Assistance Providers: Organizations active in meeting the needs of homeless people include The Whole Child, Women and Children's Crisis Shelter, Whittier Area First Day Coalition, and the Salvation Army. These facilities serve as important resources for the City to provide emergency shelter, transitional housing, meals, social service programs, counseling and therapy, and legal and financial advocacy for adults and children who are homeless due to several circumstances.

- Qualified Housing Entities: Qualified housing entities are nonprofit organizations approved by the California Department of Housing and Community Development to manage affordable housing. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at predetermined affordability levels, and agree to renew rent subsidies if available. Whittier partners with several qualified entities, most recently LINC Housing, to build and manage projects like the recently completed Mosaic Gardens. Other qualified entities are active in the Los Angeles region and in nearby cities.
- The City's Minor Home Repair Grant Program (MHRG) makes available grants of up to $5,000 for minor home repairs including accessibility improvements for the disabled. The Program is operated by Habitat for Humanity (Habitat) and Southern California Rehabilitation Services (SCRS).
- The City has provided a small amount of grant funding to the Salvation Army Transitional Living Center to support transitional housing for homeless individuals.

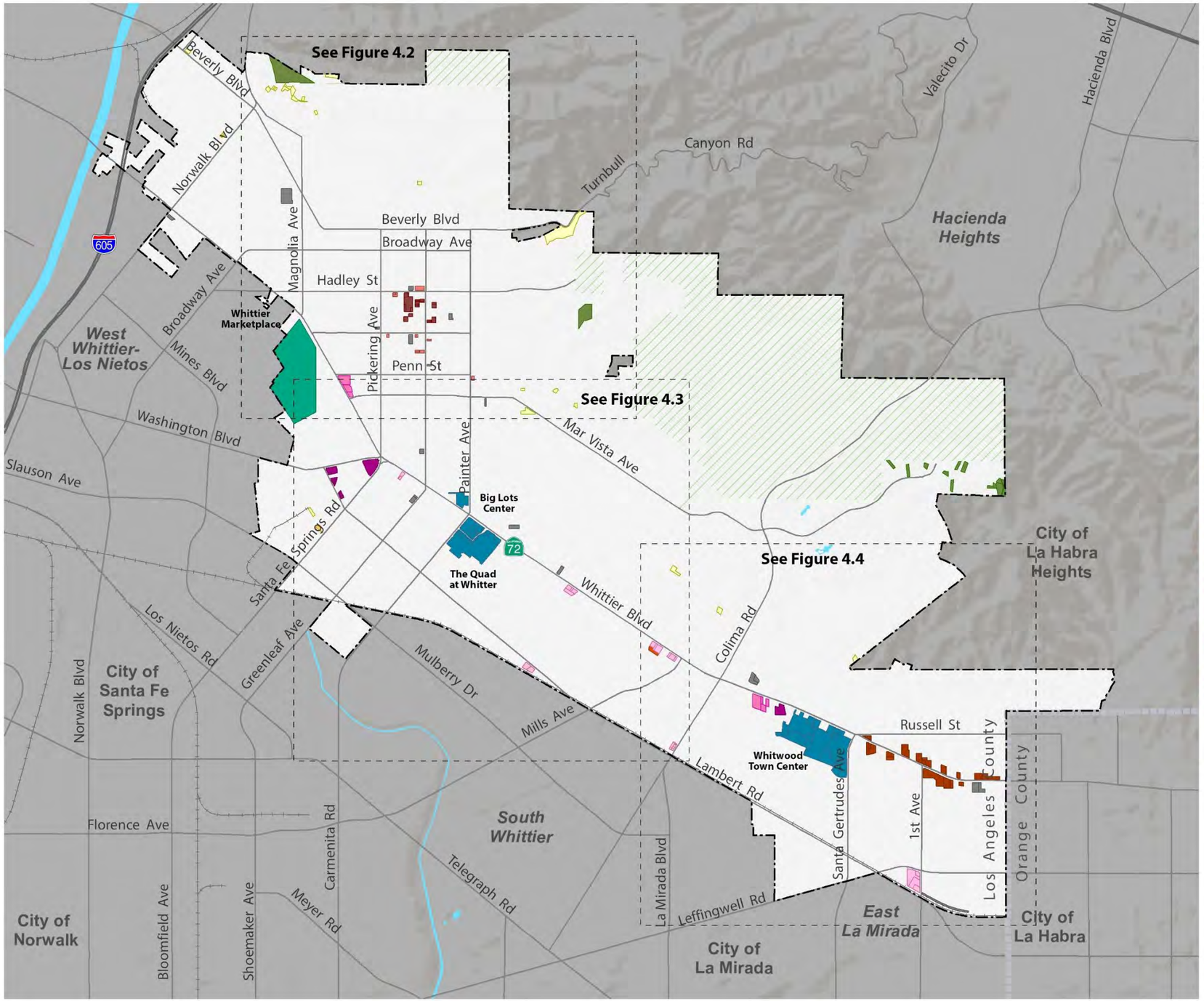

Figure 4.1

RHNA Sites Inventory

ENVISION WHITTIER

2021-2029 Residential Sites Inventory

Specific Plan Sites

- Lincoln Specific Plan

Approved/Proposed Projects

- Approved/Proposed Projects

Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City-Owned Site
- Other Vacant/Underutilized Uptown SP sites

Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

Whittier City Boundary

Open Space

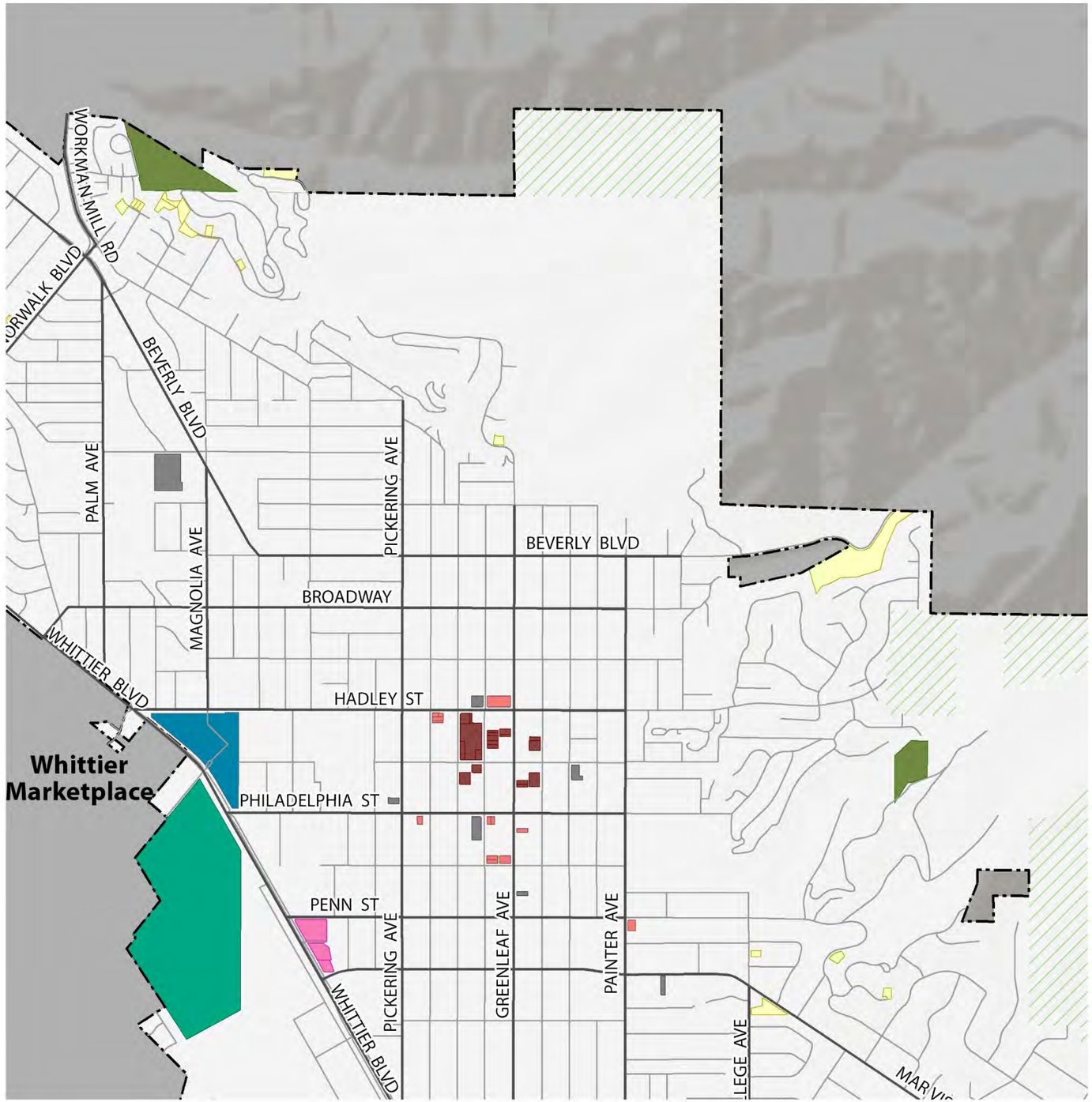

Figure 4.2

RHNA Sites Inventory

ENVISION WHITTIER

2021-2029 Residential Sites Inventory

Approved/Proposed Projects

- Approved/Proposed Projects

Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City Owned Site
- Other Vacant/Underutilized Uptown SP Sites

Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

Specific Plan Sites

- Lincoln Specific Plan

Basemap Features

- Whittier City Boundary
- Open Space

Figure 4.3

RHNA Sites Inventory

ENVISION WHITTIER

2021-2029 Residential Sites Inventory

Approved/Proposed Projects

- Approved/Proposed Projects

Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City Owned Site
- Other Vacant/Underutilized Uptown SP Sites

Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

Specific Plan Sites

- Lincoln Specific Plan

Basemap Features

- Whittier City Boundary
- Open Space

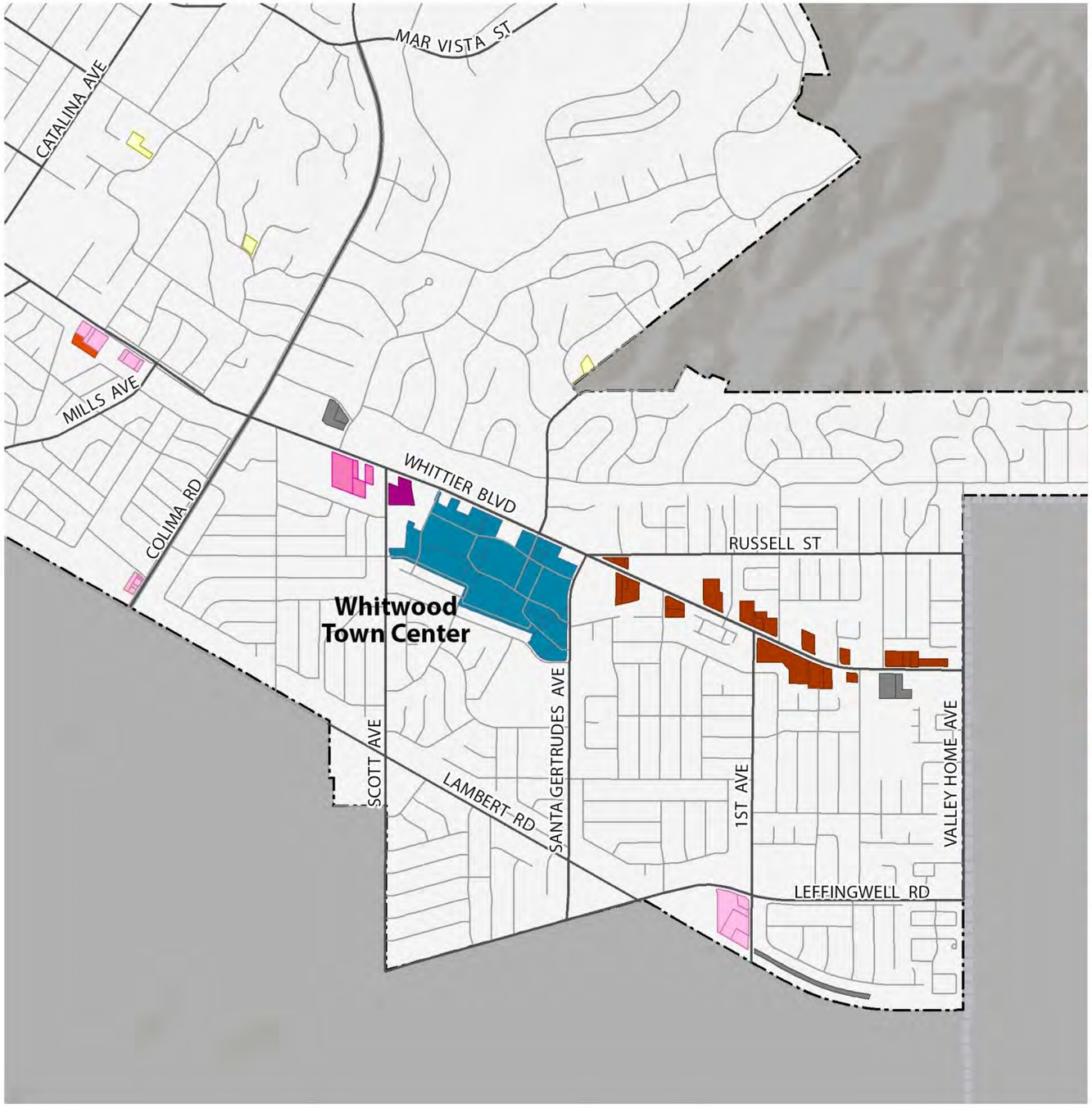

Figure 4.4

RHNA Sites Inventory

ENVISION WHITTIER

2021-2029 Residential Sites Inventory

Approved/Proposed Projects

- Approved/Proposed Projects

Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City Owned Site
- Other Vacant/Underutilized Uptown SP Sites

Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (Small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

Specific Plan Sites

- Lincoln Specific Plan

Basemap Features

- Whittier City Boundary
- Open Space

3.constraints on housing production

Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints typically include residential development standards, fees, and permitting procedures. The need to provide infrastructure and services can be viewed as a constraint because it increases the cost of producing housing. Not every constraint to housing production is governmental. Other non-governmental constraints may be housing market influences. This chapter addresses governmental and non-governmental constraints as they relate to housing.

non-governmental constraints

The availability and cost of housing are influenced by market factors over which local government has little or no control. State law requires that the Housing Element contain a general assessment of market factors and local regulations that create or add to existing development constraints, which serves as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

development costs

Price of Land

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land selling prices in Whittier range from $1.2 million to $3.7 million per acre.[1] Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and, therefore, do not deter housing construction in any specific community. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional

1 A review of vacant residential land sales on Zillow.com on April 7, 2021 provided 10 vacant lots for sale within the City. Land costs were estimated from this sample and may not be representative of general land costs in the City.

differences, nor does the data include the price of the land upon which the buildings are built. The 2020 national averages[2] for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multifamily: $148.82 to $168.94 per sq. ft.
- Type V (Wood Frame), Multifamily: $113.88 to $118.57 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: $123.68 to $131.34 per sq. ft.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants more closely than in the past, leading to credit tightening despite affordable interest rates.

Environmental Constraints

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use and Community Character Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan Land Use Map, policies, and programs, and the Environmental Impact Report. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

government code 65583(a)(6) development analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

Requests for Lower Development Densities

In Whittier, requests for development at densities below anticipated densities are rare. This has occurred twice in the last five years, and a conditional use permit is required for reduced density.

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2 International Code Council, August 2020: https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/.

Development approval of projects with densities lower than what is established in the Housing Element is not expected. In general, and based on recent development in the City, development applications aim for densities as close as possible to what is allowed.

Building Permit Timeframe

In Whittier, the length of time between receiving approval for housing development and submittal of an application for building permit is typically 30 to 60 days for single-family and duplex developments, and one to six months for multifamily developments, depending on project and complexity. For example, a multifamily residential project with complex grading and drainage plans may take longer than usual to submit permits. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals which are outside the control of the City. Timelines are often affected by factors that are not disclosed by applicants and they may put off their submittal for initial submittal.

Recent examples include:

- 7646 Bright Avenue
  - 4 units
  - 11 months
- City Ventures Project: 16424-16440 Whittier Boulevard
  - 54 units
  - 8 months

Local Efforts to Remove Nongovernmental Constraints

The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of California. In general, constructing affordable housing, especially for low- and very low-income households is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on non-profits and similar grant-funded housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments.

governmental constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain housing development and affordability, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

land use controls

The City's primary policies and regulations that affect residential development and housing affordability include the General Plan, the Whittier Municipal Code Title 18 (Zoning), Title 15 (Buildings and Construction), and Title 17 (Subdivisions), and Whittier's four Specific Plans (Uptown Whittier, Lincoln (Nelles), Whittier Boulevard, and Whittwood Town Center). As a part of the General Plan update the Whittier Boulevard will be replaced by General Plan land use designations, including three Mixed-Use designations.

Planning and Zoning Regulations

Title 18 (Zoning) of the Whittier Municipal Code sets forth the City's Planning and Zoning regulations. The Zoning Ordinance identifies the following residential zone designations:

- R-E (Residential Estate) – This zone designation is intended to provide for one single-family dwelling; residential care facilities that are six or fewer persons, and those expressly permitted pursuant to Section 18.52.030. No lot shall be created having a minimum lot area of less than 15,000 square feet.
- H-R (Hillside Residential Zone) –This zone designation is intended to provide for one single-family dwelling; residential care facilities that are six or fewer persons, and those expressly permitted pursuant to Section 18.52.030.
- R-1 (Single-family Residential) – This zone designation is intended to provide for the development of single-family residences. Each lot in the R-1 zone shall have a minimum lot area of not less than 7,000 square feet or as described in Section 18.08.050.
- R-2 (Light Multiple Residential) – This zone designation is intended to provide for the development of light multiple residential areas. Each lot under R-2 zone shall have a minimum lot area of not less than 7,000 square feet.
- R-3 (Medium Multiple Residential) – This zone designation is intended to provide for the development of medium multiple residential areas. No lot in R-3 zone shall have a minimum lot area of less than 7,000 square feet.
- R-4 (Heavy Multiple Residential) – This zone designation is intended to provide for the development of heavy multiple residential areas. No lot in the R-4 zone shall have a minimum lot area of less than 20,000 square feet.

The General Plan proposes to add three new Mixed-Use designations that allow for compatible retail, entertainment, office, residential, hotel, civic, cultural, and recreation uses at varying context-sensitive development densities/intensities, ranging from 20 to 60 per acre and FARs of 1.00 to 3.00. No zoning regulations are in place to accommodate these designations. The Housing Plan commits the City to comprehensively update the Whittier Municipal Code, creating new zones and development standards, to ensure consistency with the General Plan update. Stand-alone residential use will be allowed in any mixed-use zone and residential developments will not be subject to FAR (Program 1.3).

Table 3.1 summarizes the General Plan land use designations and the zoning designations that either allow by right or conditionally permit residential development.

Table 3.1: 2021 General Plan Land Use Designations and Corresponding Zoning Designations		
Residential Land Use Designations	Density/FAR	Current Corresponding Zoning Designations
Hillside	0 – 3 du/acre	H-R
Low Density	3.1 – 7 du/acre	R-E R-1
Medium Density	7.1 – 15 du/acre	R-2
Medium High Density	15.1 – 25 du/acre	R-3
High Density	25.1 – 35 du/acre	R-4
Very High Density	35.1 – 54 du/acre	N/A
Mixed-Use 1	20 – 30 du/acre 1.00 FAR	N/A
Mixed-Use 2	25 – 40 du/acre 1.00 FAR	N/A
Mixed-Use 3[1]	25 – 40 du/acre 1.00 FAR	N/A
General Commercial with Housing Overlay	25 du/acre 0.75 FAR	N/A
Specific Plan[2]	Varies	Varies
Note(s): (1) See General Plan, Land Use and Community Character Element. (2) The Uptown Whittier and Lincoln (Nelles) Specific Plans establish their own land use plans and development standards.		

Source(s): City of Whittier General Plan, Land Use and Community Character Element, 2021.

Table 3.2 summarizes the housing types permitted by zone that allows residential development. Each use is designated by a letter denoting whether the use is allowed (P) or conditionally permitted (CUP).

Table 3.2: Permitted Land Uses by Residential Zone and Specific Plan								
Land Use	Residential Zone						Specific Plan	
	R-E	H-R	R-1	R-2[4]	R-3[4]	R-4[4]	Uptown Whittier[6]	Lincoln (Nelles)[7]
Single-family Dwelling, Detached	P	P	P	P[1]	P[2]	P[3]	P	P
Single-family Dwelling, Attached				P[1]	P[2]	P[3]	P	P
Multi-family (4 units or fewer)				P[1]	P[2]	P[3]	P	P
Multi-family (5 units or more)				P[1]	P[2]	P[3]	P	P
Housing for Agricultural Employees								
Accessory Dwelling Units	P	P	P[5]	P	P	P	P	
Junior Accessory Dwelling Units	P	P	P[5]	P	P	P	P	
Mobile/Manufactured Home			P	CUP	CUP	CUP		
Emergency Shelter								
Transitional/Supportive Housing							P	
Single-Room Occupancy								
Residential care, ≤ 6 clients	P	P	P	P	P	P		P
Residential care, > 6 clients				CUP	CUP	CUP	CUP	P
Boarding or Rooming Houses				CUP	CUP	CUP	P	
Hospitality Houses						CUP		

Note(s):
(1) P = Permitted Use
(2) CUP = Conditional Use Permit Required
(3) Residential is permitted in the Transitional Zone. Any use can be considered with a CUP. Do not need to associated with adjacent zoning designation or underlying zone requirement.
(4) Residential is permitted in select commercial zones. See Whittier Municipal Code Title 18 (Zoning).

Footnote(s):
(1) One dwelling unit/3,000 square feet of total lot area.
(2) One dwelling unit/2,050 square feet of total lot area (on lots equal to or less than 7,000 square feet). One dwelling unit/1,750 square feet of total lot area (on lots greater than 7,000 square feet).
(3) One dwelling unit/2,050 square feet of total lot area (on lots equal to or less than 7,000 square feet). One dwelling unit/1,400 square feet of total lot area (on lots greater than 7,000 square feet and less than 20,000 square feet). One dwelling unit/1,250 square feet of total lot area (on lots equal to or greater than 20,000 square feet).
(4) Conversion of residential rental units to residential condominiums is allowed with CUP.
(5) Per Whittier Municipal Code, Chapter 18.10 – Residential Zones Generally, Section 18.10.020 – Accessory Uses, I – Accessory Dwelling Units.
(6) See Uptown Whittier Specific Plan for additional details, Table 4-1: Allowed land Uses and Permit Requirements for the Uptown Zones.
(7) See Lincoln (Nelles) Specific Plan for additional details, Table 4-1A: Permitted and Conditionally Permitted Uses.

Source(s): Whittier Municipal Code, 2021. Uptown Whittier Specific Plan, 2008. Lincoln (Nelles) Specific Plan, 2015.

Table 3.3 summarizes key development standards by zone that allows residential development and Table 3.6 shows minimum dwelling unit size by unit type. The City has successfully used the variance and minor modification process in current and prior residential projects to allow flexibility in development standards and code requirements to facilitate the construction of new housing.

These allow for the reduction or modification of development requirements up to 10 percent, except for density, unless affordable requirements are met through the City's current density bonus ordinance. Whittier's Housing Plan includes programmatic actions to ensure the City's density bonus ordinance is consistent with the most current state laws. Examples of affordable residential developments Whittier has been able to subsidize the overall cost of housing developments to accommodate affordable housing. Examples include (for ownership) Gables and Guilford Court, and (for rental) Mosaic, Hoover Hotel, First Day Newlin, William Penn Manor, and Whittier Towers.

Development standards in Whittier are not unusually strict and are not considered a constraint to the development of affordable housing. The City will review, and if needed, revise standards as part of the Zoning Ordinance update and will look at minimum lot size discrepancies and constraints.

Table 3.3: Development Standards by Residential Zone

Development Standard	R-E	H-R[1]	R-1	R-2	R-3	R-4
Lot Size (sq ft)	15,000 Min.		7,000 Min.	7,000 Min.	7,000 Min.	21,000 Min.
Max. Lot Coverage (%)[2]	40		40	-	-	-
Min. Setbacks (ft)						
Front	25		20	15	15	15
Interior Side	10		5	5	5[3]	5[3]
Side Street	25		10	10	10	10
Rear	10		5	5	5	5
Min. Lot Width (ft)	see below		see below	see below	70	70
Interior	75		60	60	-	-
Corner	85		65	65	-	-
Max. Height (ft)	30		35	35	35	35
Min. Open Space (sq ft/unit)	-		-	350	-	-
Private	-		-	-	150	150
Common	-		-	-	200	200

Note(s):
(1) Additional regulations and details apply, see Whittier Municipal Code Title 18 (Zoning).

Footnote(s):
(1) H-R Hillside Residential Zone allows residential uses, however, a Hillside Development Plan is needed for residential development in H-R zone. Density is calculated by a formula based on the natural average percentage of slope. See Whittier Municipal Code, Chapter 18.14 – H-R Hillside Residential Zone for additional details.
(2) Including accessory buildings and structures.
(3) Min 10% lot width and not less than 5 ft.

Source(s): Whittier Municipal Code, 2021.

Table 3.4: Development Standards Lincoln (Nelles) Specific Plan							
	Detached		Attached				Multifamily
Development Standard	Front Loaded	Linear Court	Front Loaded Duplex	Rowtown	Motor Court	Garden Court	
Density (du/ac)	2 – 7	7.1 – 15	7.1 – 15	7.1 – 15	7.1 – 15	15.1 – 25	25.1 to 35
Min. Lot Size (sq ft)	3,200	2,500	2,450	0.5 acre	0.5 acre	0.5 acre	1 acre
Max. Lot Coverage (%)	55	65	65	65	65	65	65
Min. Setbacks (ft)							
Front	5 – 18	5 – 18	3 – 18	5 – 20	5 – 20	5 – 15	10 – 15
Side	5 – 15	5 – 15	5 – 15	5 – 15	5 – 20	5 – 20	10 – 20
Rear	5 – 15	5 – 15	5 – 20	3 – 30	5 – 30	5 – 30	3 – 30
Max. Height (ft)	35	35	35	35	35	35	45
Min. Open Space (sq feet/unit)							
Private	N/A	N/A	N/A	60	60	60	60
Common	N/A	N/A	N/A	100	100	100	100
Permitted Planning Area(s)[1]	3, 4, 5, 6, 7	3, 4, 5, 6, 7	3, 4, 5, 6, 7	3, 4, 5, 6, 7	3, 4, 5, 6, 7	6, 7	7
Footnote(s): (1) Development standards vary per Planning Area. See Lincoln (Nelles) Specific Plan for additional details, Section 4.5: Development Regulations.							

Source(s): Lincoln (Nelles) Specific Plan, 2015.

Table 3.5: Development Standards Uptown Whittier Specific Plan				
Development Standard	Uptown Core	Uptown Center	Uptown General	Uptown Edge
Max. Density (du/ac)	50+	50+	50+	40
Max. Lot Width	200	200	200	200
Max. Lot Depth	100	140	140	140
Max. Lot Coverage (%)	N/A	N/A	N/A	N/A
Min. Setbacks (ft)				
Front	0	0	18 Min. 25 Max.	20 Min. 30 Max.
Side Street	0	0	10 Min. 15 Max.	10 Min. 15 Max.
Side Yard	0	0	6	5
Rear	10	10	10	15
Alley	0	0	0	5
Height (stories)	2 Min. 6 Max.	2 Min. 4 Max.	3 Max.	2 Max.
Min. Open Space (sq ft/unit)	Varies by Building Type			

Source(s): Uptown Whittier Specific Plan, 2008.

Table 3.6: Minimum Dwelling Unit Size	
Unit Type	Min. Unit Size (square feet)
Whittier Municipal Code	
Single-family	
Single-family Dwelling, Detached	1,200
Multifamily	
Senior Housing Unit	450
Studio Unit	600
1 Bedroom Unit	750
2 Bedroom Unit	1,000
3 Bedroom Unit	1,250
4 Bedroom Unit	1,500
5 Bedroom Unit or Greater	1,500[1]
Uptown Whittier Specific Plan	
Second units/accessory dwellings	420 Min. 700 Max.
Senior housing units	450 Min.
Multifamily rental units: average size of units	600 Min. 800 Max.
Ownership housing units: average size of units	800 Min. 1,000 Max.
Notes: Additional regulations and details apply, see Whittier Municipal Code Title 18 (Zoning). Plus an additional 250 square feet for each additional bedroom, with more than four bedrooms within the same dwelling unit.	

Source(s): Whittier Municipal Code, 2021. Uptown Whittier Specific Plan, 2008.

The minimum lot size in the R-4 zone (21,000 square feet) has not been a constraint to residential development. Minimum lot size requirement applies to new lots created after the ordinance was adopted. Many of the existing R-4 zoned properties consist of lots established prior to the ordinance and the lot size is not applicable. When development proposals are received on the "grandfathered" lots, the applications are processed. Most R-4 lots are located in the area south of the Uptown Whittier Specific Plan and most of these are fully built out. No applications for new development and/or redevelopment of the properties have been received by the City. However, if the City did receive such a request, the City could consider that proposal. An R-4 project currently under City review is the proposed College Avenue apartments with a lot size of 38,802 square feet. The R-4 zone allows one dwelling unit per 1,250 square feet of lot area (or 35 units per acre) and would allow for a total of 31 units. The proposed project includes a total of 30 apartment units. The City will evaluate and potentially

adjust the minimum lot size requirements as part of the upcoming Zoning Ordinance update (Program 1.3).

Parking

Providing an appropriate amount of parking is an important component of a well-designed residential development. Adequate parking for residential projects contributes to the safety of residents, the project's appearance, and the financial feasibility of the project. To that end, Whittier's parking regulations are intended to promote efficient land use, reduce street congestion, and traffic hazards, promote vehicular and pedestrian safety, and improve the ability to secure financing a new residential project. As a development standard, parking requirements within the City of Whittier are regulated by type of residential use, rather than by a specific zone. The following minimum parking requirements apply:

- Single-Family: 2 spaces/unit in covered garage and 2 additional spaces on a paved driveway
- Accessory Dwelling Unit: consistent with current state law
- Multiple-Family - studio/1 bedroom unit: 2.0 spaces/unit, in garage or carport, 1 guest space per 3 units (up to 9 units); 1 guest space per 4 units (10 or more units)
- Multiple-Family - two-bedroom unit: 2.0 spaces/unit, in garage or carport, 1 guest space per 3 units (up to 9 units); 1 guest space per 4 units (10 or more units)
- Multiple-Family - three-bedroom unit: 2.25 spaces/unit, in garage or carport, 1 guest space per 3 units (up to 9 units); 1 guest space per 4 units (10 or more units)
- Mixed Use Equal to the sum of the requirements for the various land uses
- Mobile Home Parks: Based on a traffic study
- Senior Housing: Based on a traffic study, but not less than 0.75 spaces per unit
- Special Needs - Residential Care: Based on a traffic study
- Special Needs - Emergency Shelter: Based on a traffic study
- Special Needs - Transitional Housing: 1.0 space/room or 1.0 space/bed, whichever is greater
- Special Needs – Congregate/Assisted Living: Based on a traffic study

Whittier's residential parking space requirements are generally two spaces per unit, which match the demographics, vehicle ownership patterns, and parking needs of residents. Whittier's suburban fabric has limited opportunities for development without significant recycling of existing uses. Moreover, unlike more urban communities, demographic trends do not point toward an increase in the number of single person households that would justify consideration of a uniform lowering of parking requirements. In fact, the opposite trend exists, and single person households are declining. As a result of these reasons, the City has found it prudent to keep current parking standards in place while offering flexibility where warranted. Although higher parking requirements can be a potential constraint to the development of projects with affordable housing and/or smaller units, this is not the case for Whittier. Few developments include small units and may include them only where larger units can not be accommodated. Three recent projects show that the demand for small units is minimal and as such parking of these has not been a constraint.

- Cierra Apartments (DRP17-007) – proposed 60 apartments (36 units with 2 bedrooms and 24 units with one bedroom)
- City Ventures (DRP19-0108) – proposed 54 condominiums (49 units with 3 bedrooms and 5 units with 3 & 4 bedrooms)
- Mission Pacific Townhomes (DRP21-005) – proposed 42 units (42 units with 2 bedrooms or more; no studio and/or 1-bedroom units)

The City recently received a proposal for a 52-unit apartment building (PRA21-0003: 8 units with studios, 33 units with 1 bedroom and 11 units with 2 bedrooms). This project includes a specific plan amendment to reduce the parking requirement. The Comstock Project has City support and will pave the way for similar projects to develop with reduced parking. Units developed with affordability components can benefit from parking reductions in the density bonus provisions.

If a residential developer wishes to build smaller one bedroom and studio housing units with reduced parking requirements, the Whittier Municipal Code allows for this flexibility under three situations:

1. Multiple-family units in the Uptown Specific Plan area. According to the Specific Plan, this area allows developers to propose studio or one-bedroom units with only 1.5 spaces per unit because such uses are consistent with the vision of Uptown Whittier.
2. Affordable housing. For affordable housing or senior housing that qualifies under the density bonus ordinance, the City offers significant reductions in parking consistent with state law. This provision allows significant parking reductions.
3. Special uses. A developer can choose to conduct a traffic study to determine the number of required on-site parking spaces for senior projects and non-ownership apartments, provided the final parking determination is no less than 0.75 spaces per unit.

In summary, the City's current two-space parking requirements have not deterred either the production of condominiums or apartments. Adequate provisions are also in place to allow parking space reductions based on the location, affordability, and special use of a residential project. Because of these factors, the City's parking requirements are not an actual constraint to the development, improvement, and maintenance of housing. The City will evaluate parking standards as part of the update of the zoning code and adopt mixed-use parking standards as part of the zoning code update to implement the three new Mixed-Use designations in the General Plan(Program 1.3).

Specific Plans

The City has adopted four specific plans. These include the Uptown Whittier, Lincoln (Nelles), Whittier Boulevard, and Whittwood Town Center, and are summarized below.

Uptown Whittier Specific Plan (Adopted 2008)

Considered the "Heart of Whittier", Uptown Whittier is characterized by tree-lined streets, indoor and outdoor dining opportunities, and main floor retail uses. The City established the Uptown Whittier Specific Plan (UWSP) to help shape the area into a destination and urban experience. The plan enhances the aspects of organic urbanism, which promotes the development of housing, workplaces, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. As such, the plan permits and

encourages residential uses (anticipated up to 1,035 dwelling units[3]) in some or all of the established zones in the plan area, including multifamily, single-family, second dwellings, live/work, mixed-use, and other special needs uses, including residential care facilities, transitional housing, and rooming and boarding homes.

Lincoln (Nelles) Specific Plan (Adopted 2015)

Located on the former site of the Fred C. Nelles Youth Correctional Facility, approximately 1.3 miles east of the San Gabriel River/605 Freeway along Whittier Boulevard. The Lincoln Specific Plan provides guidance for development by establishing the distribution of land uses and criteria for development, serving as the legal document to implement the City's General Plan (1993). The project site is divided into nine Planning Areas, which include a mix of Medium Density to High Density residential, commercial, and open space land uses. There 75.6-acre project site is planned for 750 residential units, 140,000 square feet of commercial space[3], and 4.6 acres of open space.

Former Whittier Boulevard Specific Plan (Adopted 2005)

The former Whittier Boulevard Specific (WBSP) was originally adopted in 2005 and updated most recently in July 2015. The former WBSP was replaced as part of the General Plan update.

Whittwood Town Center Specific Plan (Adopted 2003)

The Whittwood Town Center Specific Plan (WTCSP) was originally adopted in 2003 and has been amended several times since, in 2005, 2007, and 2012. The WTCSP has proposed a revision in 2021 and is being considered by the City of Whitter at the time of this Housing Element's update.

Density Bonus

The City of Whittier adopted a density bonus ordinance in 2008 codified in Chapter 18.66 of the Whittier Municipal Code. While consistent with Government Code 65915 at the time of adoption, the State Legislature has passed numerous changes to the density bonus requirements. Whittier's Housing Plan includes programmatic actions to ensure the City's density bonus ordinance is consistent with the most current state laws. The General Plan allows for increased densities through a two-tiered community benefits program allowing up to 60 du/ac in MU3. Density and intensity bonuses associated with the provision of Community Benefits are supplementary to requirements established by state law and Whittier Municipal Code.

On- and Off-Site Improvements

The City of Whittier requires the installation of certain on- and off-site improvements to ensure the safety and livability of residential neighborhoods. The City of Whittier requires developers to fulfill obligations specified in the Subdivision Map Act. Such improvements may include water, sewer, and other utility lines and extensions; street construction to City standards; and traffic control reasonably related to the project. On- and off-site improvements include street right-of-way dedication, sidewalks, street lighting, curbs and gutters, water and sewer mains, road and drainage improvements, tree planting, and others.

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3 City of Whittier, 2021.

Housing construction in the City of Whittier is subject to a variety of site improvement and building code requirements. Whittier regulates the design, installation, and maintenance of improvements needed for new housing.

The costs of on- and off-site improvements are usually passed along to the homebuyer as part of the final cost of the home. The on- and off-site improvement standards imposed by the City are similar to jurisdictions across southern California and do not pose unusual constraints for housing development, improvement, and/or maintenance.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. The City of Whittier implements several key housing programs to assist in the development of affordable housing for persons of all income levels:

Inclusionary housing. In 2008, the City adopted Ordinance 2910, which places an inclusionary housing obligation (IHO) on projects consisting of 7 or more units. If the project consists of units for sale, then at least 15 percent of the total number of units shall be sold to moderate-income households. If the project consists of rental units, then at least 12 percent of the units shall be rented to moderate-income households and 3 percent to low-income households. Reductions in IHO requirements are permitted if the developer provides very low-income in lieu of low-or moderate-income units, or low-income in lieu of moderate-income units. IHO requirements can also be satisfied by building or substantially rehabilitating the required number of units at an off-site location, purchasing affordable housing covenants for units in existing multifamily projects, or paying an appropriate in-lieu fee. The ordinance was suspended in 2013 due to a state court ruling that found such laws cannot be enforced under California law. In 2017, new legal rulings restored local governments' ability to apply locally adopted inclusionary housing requirements. The City will explore and evaluate reinstating an inclusionary housing requirement as a mechanism to increase the supply of affordable housing.

codes and enforcement

Whittier implements the 2019 edition of the California Building Code, and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

The City of Whittier's Building & Safety Division is responsible for implementing and enforcing building codes in accordance with the Whittier Municipal Code, State and County Building and Health Codes. This includes regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. All adopted building codes can be found listed in Title 15 (Buildings and Construction), Section 15.04.010 (Adoptions of specific Codes) of the Whittier Municipal Code. The City has not adopted local amendments to the model codes that increase housing costs.

zoning for a variety of housing types

State law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Whittier accommodates a wide variety of housing types, as summarized below.

Single-family

Single-family residential development dominates Whittier's urban form. These developments emphasize design compatibility within existing neighborhoods, both in site planning and architectural design. The design and configuration of lots and uses reflect various planning styles, such as the early town grid lots, later large subdivisions, curvilinear hillside development, and planned unit developments. Detached single-family homes are permitted in all residential zones. Attached single-family homes are permitted in R-2, R-3, and R-4 zones. Single-family residential is also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas and select commercial zones.

Multifamily Rental Housing

The design of multifamily residential development projects in Whittier respects the scale, proportion, and character of the surrounding area; provide pedestrian-friendly design solutions to adverse traffic patterns; establish attractive, inviting, imaginative and functional site design; and preserve and incorporate historically, culturally, or architecturally significant building into the project development proposal. Multifamily residential developments are permitted in R-2, R-3, R-4 residential zones. Multifamily residential is also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas and select commercial zones.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City of Whittier does not have land zoned for or remaining in agricultural use and does not have any inventory of farm housing. Therefore, none of the zoning designations specifically distinguish housing for Agricultural Employees from any other programmatic housing dedicated or developed to be affordable.

Emergency Shelters

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits. As defined in the Whittier Municipal Code, "Emergency Shelter" means housing with minimal supportive services for the homeless, and occupancy limited to six months or less. Per Ordinance No. 2948 (adopted in 2010) emergency shelters are allowed without discretionary review in the M (Manufacturing) zone. There are 173 acres of land designated for the M zone. The land designated for M zone is located, generally, in two areas: 1) west of Lambert Road and south of Washington, and 2) between Camilla Street and

Walnut Street, east of Whittier Boulevard and west of Pickering Ave. The manufacturing zone has been identified as appropriate for emergency shelters because this zone is located in the center of the community, allows for large structures with minimal setbacks, and contains lots of one or more acres in size. The M-zone is also located near transit corridors. The Metro Eastside Transit Corridor Phase 2 Light Rail Project will have its terminus in Whittier at the intersection of Washington Boulevard and Lambert Road, located near the M-zone. Construction of the light rail extension is expected to start by 2023.The amount of land needed to accommodate emergency shelters depends on the number of individuals and families to be housed and the product built. Assuming that there are approximately 244 unsheltered homeless persons in Whittier (2020) and an emergency shelter size of I50 square feet per person, the amount of land required to serve Whittier's emergency shelter need is approximately 36,600 square feet or less than one acre. The City presently has more than ample sites to accommodate the City's projected need for emergency shelters.

The City has been at the forefront of the homelessness in the region. The development of a three-year Homeless Action Plan (adopted in 2018)[4] created systems, policy changes, and coordination necessary to address the various segments of the homeless population. The following goals for the 2018-2021 Homeless Plan are included in the Housing Plan for consistency.

- Goal 1: Support local and regional coordination among the city, service providers and key stakeholders around housing and supportive services.
- Goal 2: Assist in increasing public awareness of the issues of homelessness.
- Goal 3: Ensure city policies support appropriate shelter capacity and affordable housing stock.
- Goal 4: Ensure the efficient use of existing homeless prevention resources and explore ways to enhance the coordination, utilization, and efficacy of prevention resources.

A federal court decision in 2019 prohibited many cities, including Whittier, from enforcing anti-camping regulations or other laws targeting people experiencing homelessness if the city did not have shelter beds available. A district ruling clarified that communities have enough beds available in homeless shelters for sixty percent of the residents experiencing homelessness inside their city borders before they can enforce regulations on overnight camping, sidewalk obstruction, or other "quality of life" issues. The City of Whittier agreed to establish a temporary shelter site with 139 beds. In addition, the City designated the former Salvation Army building, located at 7926 Pickering Avenue, as the site for a Whittier Navigation Center. The Center will provide comprehensive services to its clients, including health and wellness resources, employment assistance, substance abuse services, and counseling, whereas traditional homeless shelters only provide beds. The City is expected to open the 139-bed[5] center, run by the Salvation Army, by late summer 2021.

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4 City of Whittier Homeless Action Plan, 2018: https://www.cityofwhittier.org/government/whittier-transparent/current-interests/addressing-homelessness-in-our-community#:~:text=The%20City%20adopted%20a%20homeless,variety%20of%20additional%20homeless%20resources.

5 City of Whittier, 2021.

In addition to the Salvation Army shelter, various shelters offer crisis, transitional, supportive, and permanent housing for residents experiencing homelessness:

- Whittier Area First Day Coalition: 45 crisis/bridge housing beds and 3 permanent supportive housing units
- Women's and Children's Crisis Shelter: 28 transitional housing beds
- Salvation Army Transitional Living: 78 transitional housing beds
- The Whole Child: 21 transitional housing beds
- Cold Weather Shelter: 40 crisis/bridge housing beds

Recent State law (AB 101) requires that Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. The Whittier Municipal Code does not include provisions that demonstrate compliance with AB101. The Housing Plan will revise the Title 18 (Zoning) to ensure AB 101 compliance.

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. Transitional Housing is currently permitted as a residential use in the Uptown Whittier Specific Plan area. However, the Whittier Municipal Code does not provide zoning and development standards that facilitate the siting and development of transitional and supportive housing in all residential zones.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed-use are permitted, including nonresidential zones permitting multifamily uses if the proposed housing development meets specified criteria. State law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. The Housing Plan recommends amending Title 18 (Zoning) to ensure SB2 and AB 2162 compliance, allowing transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting.

Single-Room Occupancy (SRO)

Single-Room Occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. While none of the City of Whittier zoning designation explicitly address Single-Room Occupancy uses, they could be considered a "Lodging Facility" subject to conditional use permit approval by the Planning Commission, similar to the review and permits as required for motels and hotels. To better facilitate the development of SROs, the Housing Plan recommends amending Title 18 (Zoning) to more clearly state where and how SROs are allowed.

Mobile Homes and Manufactured Housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. The City of Whittier currently permits by-right the development of mobile and manufactured homes within the R-1 zone, and with a conditional use permit within the R-2, R-3, R-4, C-O, and C-1 zones. The Housing Plan recommends amending Title 18 (Zoning) to allow foundational mobile and manufactured homes to residential zoning designations where single-family dwellings are permitted by right.

Mobile Home Parks

State law requires that jurisdictions accommodate a mobile home park within their community; however, a city, county, or a city and county may require a use permit. A mobile home park refers to a mobile home development built according to the requirements of the Health and Safety Code and intended for use and sale as a mobile home condominium, cooperative park, or mobile home planned unit development. In compliance with the State law, the City has four (4) mobile home parks that provide 149 units for lower-income families. The four mobile home parks include:

- Park Santa Fe Mobile Homes (8949 Santa Fe Springs Rd, Whittier, CA 90606)
- Ted's Trailer Park (15828 Whittier Blvd, Whittier, CA 90603)
- Whittier East Mobile Home (16540 Whittier Blvd, Whittier, CA 90603)
- Walnut Mobile Home (9022 Painter Ave, Whittier, CA 90602)

Accessory Dwelling Units

Accessory dwelling units (ADUs) can be an important source of affordable housing since they may be smaller than primary units and do not have direct land acquisition costs. Considered naturally occurring affordable housing, ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods.

In Whittier, consistent with the Government Code Section 65852.2, ADUs and Junior ADUs are permitted by right in all residential zones (R-E, H-R, R-1, R-2, R-3, R-4) and are subject to the development standards of the underlying zoning designation with a few minor exceptions. ADUs are also permitted in the Uptown Whittier Specific Plan, Lincoln Specific Plan area and select commercial zones.

The City of Whittier last updated its ADU ordinance in 2020, allowing ADUs in all residential zoning designations, including single-family and multifamily. Single-family homes are allowed at least one ADU and multifamily lots may add one ADU per every four existing residential units. These new regulations now allow individual homeowners to play a significant role in increasing housing production in Whittier over the coming years. ADUs offer a pragmatic solution to many of the housing shortages plaguing Whittier residents and impacts will likely be seen in the following years. To facilitate the provision of ADUs, the City is in the process of preparing ADU template plans to assist homeowners and streamline production. Additional state laws since 2021 have changed ADU regulations. The Housing Plan commits the City to evaluate and revise, if needed, its ADU ordinance as part of the City's Zoning Ordinance update.

housing for persons with disabilities

Housing Element law requires that in addition to the needs analysis for people with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multifamily uses, subject to the same permit processing requirements and development standards; Whittier is compliant with the Lanterman Act. The City permits residential care facilities for six or few persons as by-right use in all zones allowing residential uses.

Residential care facilities for seven or more clients are allowed in the R-2, R-3, and R-4 zones through a conditional use permit. The CUP process is not a constraint to development of group homes and is intended to serve the important functions of establishing development and operations standards, allowing assessment of each individual site, and fostering public input. One of the primary considerations for the CUP process for group homes for persons with disabilities is safety for vulnerable populations. The CUP process allows for the City to verify that group homes have addressed safety related issues and that management of the facility is adequate to ensure that clients live in humane and safe conditions. The CUP process allows for all City departments and divisions to review the plans early in the process and communicate with property owners what the anticipated improvements will entail.

Conditional use permits can address circumstance that are often related to group home operations, such as parking and traffic control as well as litter and smoking within residential neighborhoods. For group homes for persons with disabilities, the CUP process provides the opportunity for flexibility in standards such as parking, as facilities serving disabled persons will most likely have lower parking and traffic demands.

Residential care facilities (by-right and through a CUP) are also permitted in the Uptown Whittier and Lincoln (Nelles) Specific Plan areas and select commercial zones.

Whittier's zoning regulations do not contain provisions for any separation of use or minimum distance requirements for the siting of special needs housing developments. Additionally, no alternate residential parking requirements, including reductions, for people with disabilities have been established. Whittier has not adopted amendments to the Building Code.

Definition of Family

The Whittier Municipal Code (§18.06.168) defines "family" as, "two or more persons living together in a manner that is compatible with residential uses, as a relatively permanent bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitments to each other as distinguished from a group occupying a boardinghouse, lodging house, club, dormitory, fraternity, sorority, hotel, motel, rest home. Residents of residential care facilities, as defined in this chapter, serving six or fewer

persons shall constitute a "family" for purposes of the city's zoning code; other residential care facilities may or may not constitute a "family," depending upon whether such facilities satisfy the above definition on a case-by-case basis."

The definition of family was identified as an impediment to fair housing choice in 2014. The City updated the original definition in 2008. (Ord. 2897 § 5, 2008); however, the revised definition continues to define "family" in terms of domestic relationship attributes such as birth or marriage. This definition distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law. The Housing Plan calls for the City to remove or broaden the definition of "family" to include unrelated persons.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in 2007. The City's 'Reasonable Accommodations in Housing to Disabled or Handicapped Individuals' is codified in Chapter 18.51 of the Whittier Municipal Code.

The City's reasonable accommodation procedures are not a constraint to housing for persons with disabilities as the City has provided ample flexibility to ensure that all residents have equal access to their homes. Most reasonable accommodation requests are minor and are approved by the Director. Major reasonable accommodation request must go to the Planning Commission, but this is rare. No major reasonable accommodation request has been received in the past six years. While a formal procedure is outline in the Municipal Code, residents have also requested a reasonable accommodation by submitting a written request letter, most of which City staff has been able to administratively approve. Staff is in the process of creating a new application form to simplify and streamline these requests (Program 2.3).

The City's reasonable accommodation procedure is as follows:

- To make specific housing available to an individual with a disability, a disabled person or representative may request reasonable accommodation, pursuant to this chapter, relating to the application of various land use, zoning, or building laws, rules, policies, practices and/or procedures of the city.
- If individual or representative needs assistance in making a request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the department will endeavor to provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant may be represented at all stages of the proceeding by a person designated by the applicant as his/her representative.

- A request for reasonable accommodation in laws, rules, policies, practices and/or procedures must be filed on an application form provided by the department, shall be signed by the owner of the property, and shall include the following information:
    - A description of how the property will be used by the disabled individual(s);
    - The basis for the claim that the fair housing laws apply to the individual(s) and evidence satisfactory to the city supporting the claim, which may include a letter from a medical doctor or other licensed health care professional, a handicapped license, or other appropriate evidence which establishes that the individual(s) needing the reasonable accommodation is disabled/handicapped pursuant to the fair housing laws;
    - The specific reason the requested accommodation is necessary to make particular housing available to the disabled individual(s); and
    - Verification by the applicant that the property is the primary residence of the person for whom reasonable accommodation is requested.
- A filing fee in an amount as determined from time to time by resolution of the city council, but not to exceed the reasonable estimated costs to the city in processing the application.

fees and exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost or providing municipal services or mitigating project impacts. These fees are summarized in Table 3.7. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Most cities do not control school and water impact fees. These services are managed by separate districts.

Table 3.7: Development Fees	
Fee Category	Fee Amount
Planning and Application Fees	
Amendments	
General Plan	$10,805
Specific Plan	$6,640
Zoning Regulations	$6,858
Minor Variance	
Commercial or Non-Owner Occupied	$2,357
Single-family (Owner-Occupied)	$2,357
Conditional Use Permit	
Modification – Commercial	$4,121
Modification – Residential	$4,207
Minor Conditional Use Permit	
Commercial	$2,822
Residential	$2,822
Modification – Commercial	$1,744
Modification – Residential	$1,744
Site Plan Review	$43
Design Review Board Special Meeting	$2,765
Specific Plan	$15,474
Zone Change	$7,864
Development Review – A[1]	
Accessory Living Area	$1,076
Additions (100 sq ft to 600 sq ft, and garages)	$641
Additions (100 sq ft or less)	$174
Interior Tenant Improvements	$115
M-Zone remodel/new park lots	$1,131
Commercial Additions up to 5,000 Sq Ft	$1,131
Demo Permit -Historical	$1,088
Demo Permit (non-historical)	$65
Re-stamp/Re-Issuance	$86
Add to Multifamily Development	$228
Additions < 600 sq ft & 1 Unit	$1,803
Duplex or 2 units	$1,850
Additions, Mfr. Remodel/New/Parking	$1,492

Table 3.7: Development Fees	
Fee Category	Fee Amount
Comm/Manuf < 5k sq ft	$1,131
Tenant Improvements (Comm/Manuf)	$115
Development Review – B[1]	
Additions Multifamily	$2,326
Three -Nine Units	$3,060
Modify Level B or C Approval	$2,596
Additions/New Construction C & M Zones (5,000 – 15,000 sq.ft.)	$4,428
Development Review – C[1]	
Optional Development Standards	$2,378
Ten or More Units	$5,826
Comm/Manuf (> 15,000 sq.ft.)	$3,953
Historic Preservation	
Certificate of Appropriateness[2]	$1,218
Certificate of Appropriateness Waiver	$767
Historic District Formation	$9,841
Landmark Designation	$4,838
Mills Act Agreement	$4,849
Subdivision	
Lot Line Adjustment	$6,524
Tentative Parcel Map	$6,238
Tentative Tract Map	$5,985
Environmental	
Environmental Initial Study	
Consultant	$1,832
In-House	$1,832
Environmental Impact Report	$7,344
Negative Declaration	$569
Impact Fees	
School Fees (Average) (City Pass through)	$3.79/sq. ft.
Library Space and Collection	
Detached Dwelling Unit	$1,017
Attached Dwelling Unit	$848
Mobile Home Dwelling Unit	$553
Assisted Care Living Unit	$288
Public Use Facilities	
Detached Dwelling Unit	$963
Attached Dwelling Unit	$803
Mobile Home Dwelling Unit	$524
Assisted Care Living Unit	$516
Aquatics Facilities	
Detached Dwelling Unit	$46
Attached Dwelling Unit	$38
Mobile Home Dwelling Unit	$25
Assisted Care Living Unit	$25

Table 3.7: Development Fees	
Fee Category	Fee Amount
Park Land Acquisition and Facilities Development	
Detached Dwelling Unit	$5,667
Attached Dwelling Unit	$4,728
Mobile Home Dwelling Unit	$3,082
Assisted Care Living Unit	$3,038
Note(s): (1) See City of Whittier Fees Schedule, 2017 for additional Development Review – A, B, and C categories. (2) All homes built from 1941 or earlier will require a Certificate of Appropriateness Application for any improvements such as additions, window change-outs, exterior modifications, etc. See: https://www.cityofwhittier.org/government/community-development/planning-services/specific-plans (3) Historic Resources Commission has waived fees for the past two years (2019-2021).	

Source(s): City of Whittier Fees Schedule, Effective August 1, 2017, City Council Resolution No. 8865. City of Whittier Development Impact Fees, Effective August 1, 2017, City Council Resolution No. 8290.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city.

Table 3.8 identifies the hypothetical fees that would be collected for a new typical single-family house and multifamily unit. Development fees in this example make up approximately 1.2 percent percent of a home purchase price. The City of Whittier fees are typical for most communities and are comparable to those of surrounding communities.

Table 3.8: Proportion of Fee in Overall Development Cost For A Typical Residential Development		
Development Cost for a Typical Unit	Single-family	Multifamily
Total estimated fees per unit	$7,295	$5,256
Typical estimated cost of development per unit	$650,000	$350,000
Estimated proportion of fee cost to overall development cost per unit	N/A	N/A

Source(s): City of Whittier, 2021.

processing and permit procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

The City of Whittier has adopted a timely and efficient development review process that balances the need for efficient and timely processing, while also recognizing that the final product should reflect quality workmanship and design. An overview of typical processing time is outlined in Table 3.9, and typical review processes for single-family and multifamily units are summarized below. A more detailed description of the process follows.

Table 3.9: Timelines for Permit Procedures	
Type of Approval, Permit, or Review	Typical Processing Time
These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below are target issuance date—when the applicant can expect a decision on their application.	
Ministerial Review	30 days
Condition Use Permit	4-6 months
Zoning Amendment (Zone Change)	9-12 months
General Plan Amendment	9-12 months
Site Plan Review	30 days
Design Review Board	30 days
Subdivision Maps	4-6 months

Source(s): City of Whittier, 2021.

- Single-family and Duplexes: Single-family dwellings (up to two units), duplexes, additions, accessory structures, etc. within all residential zones and the Uptown Whittier and Lincoln Specific Plan areas are processed administratively and are reviewed by staff with Community Development Director approval according to Level A. Projects with three to nine single-family dwellings require review by the Zoning Administrator. Projects with more than ten 10 or more single-family dwellings requires review by the Design Review Board and the Planning Commission. Total time to process permits for new single-family homes and duplexes are typically 30–60 days. This assumes that the residential project is proposed in a zone that allows residential uses and the project meets the minimum development and site standards set forth in the Whittier Municipal Code. No public hearing is required.
- Multifamily: Multifamily projects have three levels of review, depending on the project size. The Director of Community Development provides the first screening for all projects. The Zoning Administrator makes the decision on projects of 3–9 units. Multifamily projects of I0 or more units are reviewed by their approval authority (e.g., Planning Commission).
- If an application is deemed incomplete and the applicant re-submits the application, the process starts anew and the timeframe restarts.

Determining Level of Review

Table 3.10: Levels of Development
Level A
▪ Commercial Awnings ▪ Substantial Changes to the building façade ▪ Residential development consisting of two or fewer dwelling units on a lot ▪ Commercial or industrial buildings or additions under 5,000 square feet
Level B
▪ Residential developments consisting of 3 to 9 dwelling units on a lot ▪ Commercial or industrial buildings or additions from 5,000 to 15,000 square feet
Level C
▪ Residential developments consisting of 10 or more dwelling units ▪ Commercial or industrial building over 15,000 square feet

Source(s): City of Whittier, Development Review Application, 2021: https://www.cityofwhittier.org/home/showdocument?id=532

Table 3.11: Permit Process and Time Frame for Housing Projects			
Criteria	Application Review		
	Level A	Level B	Level C
Application Completeness	30 days	30 days	30 days
Project Review Committee	30 days	30 days	30 days
Authority	Community Development Director 1-2 weeks	Zoning Administrator 4-6 weeks	Planning Commission 4-6 weeks
Design Review Board	30 days review 4-6 weeks Public Hearing	30 days review 4-6 weeks Public Hearing	30 days review 4-6 weeks Public Hearing
Historic Resources Commission	30 days review 4-6 weeks Public Hearing (Timeline may be reduced if a Certificate of Appropriateness Waiver can be granted.)	30 days review 4-6 weeks Public Hearing	30 days review 4-6 weeks Public Hearing
City Council Public Hearing	If appealed, 4-6 weeks	If appealed, 4-6 weeks	If appealed, 4-6 weeks
Appeal Period	30 days	30 days	30 days
Environmental Review and Clearance	In accordance with CEQA requirements, 90 days or less. Much of this time occurs before or concurrently with the project application process.		
Zoning Administrator/Planning Commission Public Hearing	N/A	4-6 weeks	4-6 weeks
Total Time from Start to Planning Entitlement (where Building Permits can be submitted)	1-2 months	3-4 months	4-6 months

Source(s): City of Whittier, 2021.

Project Review

Once an application is submitted, there is a 30-day application completeness review period to ensure conformance with development codes, land use regulations, architectural drawings, site design, landscaping plan, design standards, and other requirements. The City provides an online application and checklist that can be used to ensure that all relevant requirements and materials are submitted to the City.

Design Review Board

The Design Review Board meets monthly and is responsible for reviewing and approving project designs on a citywide basis including[6]:

- Residential development projects consisting of three or more dwelling units.
- Nonresidential development projects and additions with a floor area in excess of one thousand square feet.
- Exterior façade remodels of any buildings located in the Uptown Whittier Specific Plan area regardless of if any square footage is being added and/or removed.
- Monument signs in the C and M zones and neon signs in Uptown Whittier Specific Plan area.
- Awnings for non-residential uses.
- Murals on private property.
- Master sign program.
- Covered, partially enclosed parking structures for commercial uses that are subject to a discretionary permit.
- Screening for every uncovered parking or maneuvering area that is subject to a discretionary permit, which has a common lot line with any R-zoned lot and/or located within twenty-five feet of any property line separating a project area from the street.
- Any project which is referred to the board by an approval authority including front yard and street side, side yard fence design exceptions; and,
- Front yard and street side, side yard fence designs that do not conform to the approved fence and wall palette.

New multi-family projects involving the new construction of more than three units requires Design Review Board and Planning Commission review. The Design Review Board only evaluates the architecture of the building. Findings require architectural compatibility and compatibility with surrounding properties. Project denials based on finding from the Design Review Board have been rare.

Design Review Board Findings

Single Family Residential Compatibility	• New homes should be built in scale with the existing neighborhood. This includes minimum code requirements for yards, height, lot coverage, and floor area; predominant setback, yards, size and height of the existing neighborhood are considered in determining the overall size and situation of the house. • The arrangement of the structure, circulation and open spaces should consider the characteristics of the site. • Project design should relate to the surrounding built environment in pattern, function, scale, character, and materials. • Infill structures and new projects should meet or exceed the standards of quality which have been set by surrounding development.

6 See Whittier Municipal Code Title 18 (Zoning), Section 18.56.045 (Approval Authority) for additional details.

	• Structures that are distinctive due to their age, cultural significance or unique architectural style should be preserved and incorporated in the project proposal. • Residential units should be buffered from incompatible development through increased setbacks, intensified landscaping, and appropriate building orientation.
Multi-family Residential Compatibility	• New units should be built in scale with the existing neighborhood. Therefore, in addition to the minimum code requirements for yards, height, lot coverage and floor area; the predominant setback, yards, size and height of the existing neighborhood should be considered in determining the overall size and situation of the buildings. • The arrangement of structures, circulation and open spaces should recognize the characteristics of the site. • Project design should relate to the surrounding built environment in pattern, function, scale, character, and materials. • Infill structures and new projects should meet or exceed the standards of quality which have been set by surrounding development. • Structures that are distinctive due to their age, cultural significance, or unique architectural style should be preserved and incorporated in the project proposal • Residential units should be buffered from incompatible development through increased setbacks, intensified landscaping, and appropriate building orientation.

All residential projects involving new construction in the Uptown Specific Plan area will got through the Design Review Board review. The Uptown Specific Plan is a form-based code and identifies specific building types and includes more objective design criteria. The Uptown Specific Plan building designs enable substantially higher residential densities compared with other areas in the City.

In 2009, Whittier streamlined its design review process by repealing provisions requiring the Design Review Board. City planning staff reviews the project as part of the overall development review process and makes recommendations to the approving authority. (e.g., Community Development Director, Zoning Administrator, or Planning Commission). No separate fees are charged for design review. Coupled with user-friendly design guidelines, projects can be approved in a timely manner. Therefore, design review is not considered a constraint to residential development. The City will adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law (Program 3.3).

Multifamily Design Standards

Multifamily developments, if not properly designed, can dominate their surroundings, increase neighborhood parking and circulation problems, and decrease common and private open space.

The City has established multifamily design guidelines that encourage quality design, while allowing maximum flexibility in the design of residential projects and consistent, predictable, design criteria to minimize delays for project development. Some of the more pertinent requirements are:

- Open space. Open space helps to improve the livability of a unit. To that end, private open space areas in developments less than 4 units should be fenced for the private use of the occupants. In addition, developments of four or more units should be enhanced with paths, plazas, gardens, benches, shade structures and water elements. Multifamily projects are required to have 250 square feet of open space per unit.
- Landscaping. Landscaping beautifies and promotes a sustainable environment. To that end, for multifamily residential developments fewer than four units, three 24-inch box size trees should be provided for each unit. In developments of four or more units, one and a half 24-inch box size trees should be provided for each unit.
- Amenities. For projects smaller than ten units, the common open space shall include a landscaped area with amenities such as barbecues, children's play area, or family picnic area. For larger projects, at least two of these facilities shall be provided: a) landscaped area with amenities such as a barbecue or a fire pit; b) children's play area; c) family picnic area; d) swimming pool or spa; and e) recreation room with facilities.
- Natural Environment. Whittier's unique natural environment consists of hillsides, trees, topography, and other features, and is valued by residents. Therefore, project design should preserve and incorporate natural amenities unique to the site, such as hillside views, topography, mature trees, existing grades, and other features.
- Compatibility. Due to the age and nature of established residential neighborhoods and structures, compatibility is a community concern. Therefore, project design should be appropriately scaled with and complementary with the existing neighborhood with respect to architecture, scale and massing, and other building features.

Environmental Review

Prior to public review and approval of the project, environmental clearance is required by the California Environmental Quality Act (CEQA). State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). CEQA dictates the most appropriate form of clearance and the timelines for noticing, circulation, and public review, which is 90 days or less, although much of this time occurs before or concurrently with project review. The vast majority of projects in Whittier qualify as infill and are categorically exempt from CEQA or the projects can be cleared through a Negative Declaration or Mitigated Negative Declaration. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

Public Review

The City of Whittier is a highly built-out community with a highly defined and intricate neighborhood fabric. Proposed residential projects may have unintended impacts on surrounding homes and neighborhoods. Therefore, for Level B and C projects, the City provides notice of a Zoning Administrator or Planning Commission public hearing date to homeowners within 300 feet of the proposed project. The public is invited to attend or submit comments on

the proposed project. A public hearing takes four to six weeks to complete, from start to final decision.

Appeal Stage

Typically, most issues or concerns with applications for new residential developments are addressed and resolved in a satisfactory manner early during the project review stage. However, there are times when a resolution is not obtained. In these cases, the applicant or the public can appeal Level B and C projects to the Planning Commission or City Council after Design Review Board hearing is complete. These types of referrals are not typical for smaller infill projects. Projects incur delays as the appeal process is completed.

Building Permit

Once complete, the application for residential development is approved and moves forward to the building permit stage prior to construction. The process is relatively straightforward and requires the filing of an application, payment of required fees, and commencement of work. Overall, the time frame for obtaining permission to build residential projects in Whittier is relatively short, and therefore not considered an undue constraint for most developers proposing projects in Whittier.

Discretionary Review

The Conditional Use Permit (CUP) review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the city's infrastructure, the built or natural environment, city resources, or the City's ability to provide public services. Whittier currently requires a CUP for mobile/manufactured homes, residential care facilities serving more than six clients, and boarding or rooming houses in the R-2, R-3, and R-4 zones; hospitality houses in the R-4 zone; and residential care facilities serving more than six clients in the Whittier Uptown Specific Plan area. Processing a CUP normally does not exceed 4-6 months. CUPs, like developments permitted by right, may be appealed to City Council with a public hearing, in which case the processing time could be extended.

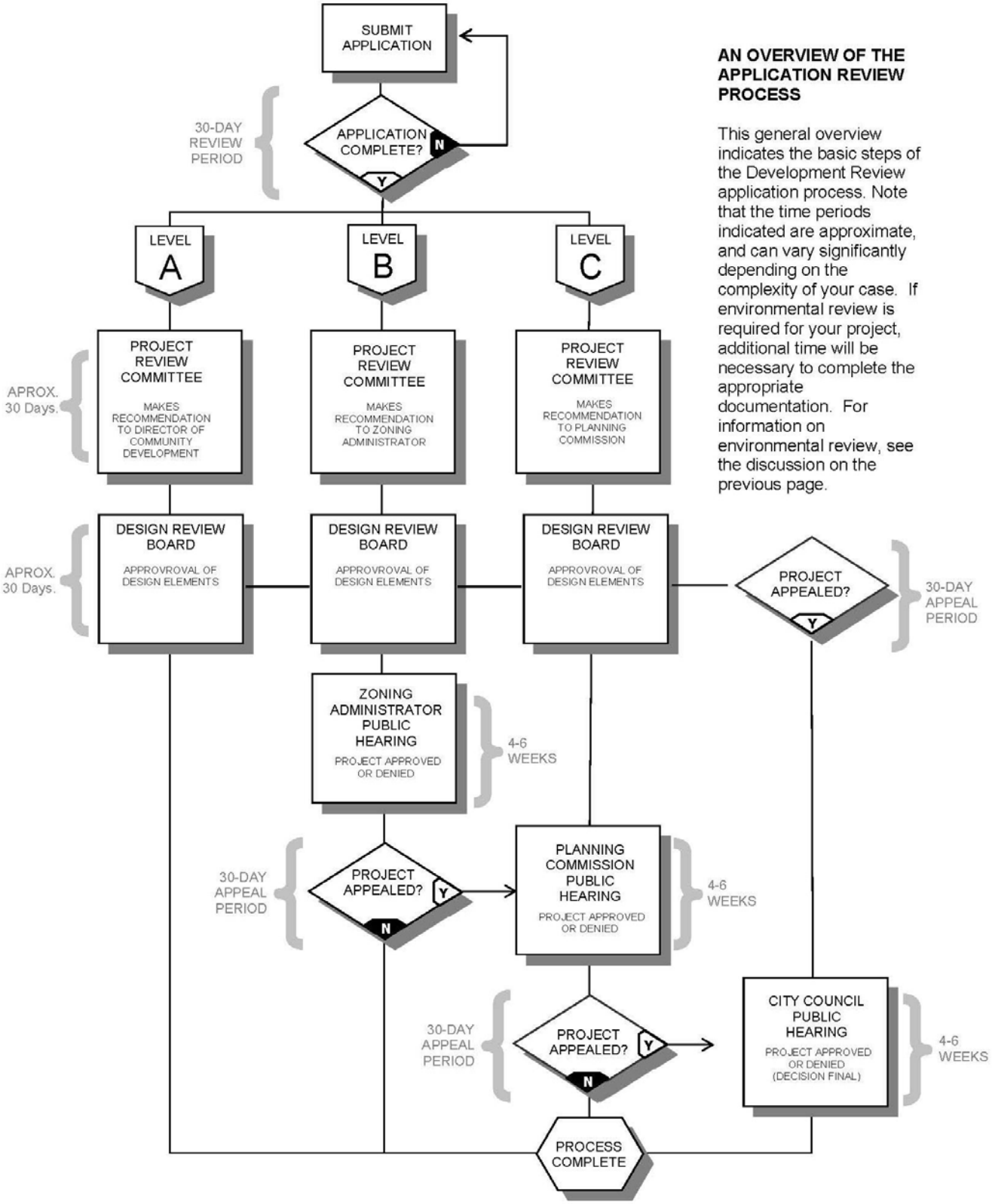
Senate Bill (SB) 35 Approval Process

Senate Bill (SB) 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process that enables exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. The City anticipates that SB 35 will automatically sunset on January 1, 2026.

As of June 2019, the City of Whittier was determined to be subject to SB 35 streamlining for proposed developments with at least 10 percent or greater affordability. The City has not

received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the Housing Plan calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Whittier and provides SB 35 eligibility information. Additionally, the Housing Plan specifies that Whittier will adopt objective design standards to provide local guidance on design and standards for by-right projects as allowed by State law. The purpose of Development Review is to ensure that the architectural and general appearance of buildings and grounds are in keeping with the character of the neighborhood.

Figure 3.1: Whittier Application Review Process



AN OVERVIEW OF THE APPLICATION REVIEW PROCESS

This general overview indicates the basic steps of the Development Review application process. Note that the time periods indicated are approximate, and can vary significantly depending on the complexity of your case. If environmental review is required for your project, additional time will be necessary to complete the appropriate documentation. For information on environmental review, see the discussion on the previous page.

affirmatively furthering fair housing (AFFH) (GC 65583(c)(10)(A)

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the City of Whittier 2020 Analysis of Impediments to Fair Housing Choice (AI) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

Fair Housing Enforcement and Capacity

The City of Whittier 2020 Analysis of Impediments to Fair Housing Choice (AI) serves as the City's fair housing planning document. As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, Whittier is required to update the AI every five years and to report the findings and progress in the Consolidated and Performance Evaluation Report (CAPER) submitted to HUD following each program year. The purpose of the AI is to identify impediments to fair and equal housing opportunities in Whittier. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in Whittier. The scope, analysis, and format used in the report adheres to recommendations of the Fair Housing Planning Guide published by HUD. During the preparation of the AI, a Housing and Community Development Survey was administered to gauge the extent of housing discrimination in the city. With a total of 32 respondents, the results are far from a representative sample, but the responses illustrate a high awareness of the issue and general understanding of what housing discrimination looks like.

The City's 2020 AI identified four impediments and establishes recommendations to improve fair housing choice in the City.

- Lack of awareness of fair housing laws: the 2020 found a need for the development and implementation of additional literature and fair housing workshops targeted toward more education of property owners and landlords concerning on the laws that prohibit discrimination in the sale, rental, lease, or negotiation for property.
    - **Recommendation:** the City and its Fair Housing service provider should continue to promote awareness of fair housing laws through literature, community meetings, presentations, and workshops – particularly concerning discrimination

against persons with mental or physical disabilities and discrimination against applicants for housing or tenant households with children present.

- Definition of "family": The City of Whittier revised the definition of "family" in 2008 but the definition of "family" still distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law.
    - Recommendation: The City will revise the definitions of "residential care facility" and "family" to bring the Zoning Code into compliance with all current provisions contained within State law.

- Definitions of hospitals and other health-related facilities: Under the Whittier Zoning Code, the definitions of hospital and other health-related facilities vary with the populations they serve. The previous AI recommended amending the Municipal Code so that the definitions do not distinguish the personal characteristics of people with disabilities.
    - Recommendation: The Zoning Code should be amended so that the definitions do not distinguish the personal characteristics of persons with disabilities. In particular, each definition should be revised so that it no longer excludes certain types of persons to be treated at hospitals and other health-related facilities on the basis of a disability.

- Transitional and supportive housing: The City of Whittier Zoning Code does not currently provide zoning and development standards that facilitate the siting and development of transitional and supportive housing.
    - Recommendation: The City should amend the zoning code to allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting. Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses if the proposed housing development meets specified criteria. A program is included in the Housing Plan to ensure that the City meets the requirements of AB 2162.

The City of Whittier contracts with the Housing Rights Center (HRC), the nation's largest non-profit, civil rights organization dedicated to promoting and securing fair housing. Since 1968, HRC's mission is "to actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law." During 2020, HRC assisted over 17,000 individuals and families. Funded primarily with Community Development Block Grant (CDBG) funds and donations, HRC provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in the Los Angeles and Ventura counties. The comprehensive Fair Housing services include:

- Housing Discrimination Complaint Investigation
- Fair Housing Education and Outreach
- Tenant and Landlord Counseling

Complaints Filed with Housing Rights Center

During a five-year period (2016-2020), HRC has assisted approximately 830 Whittier residents with general housing inquiries. Out of the 830 residents, there were 66 discrimination complaints made to HRC. Physical and mental disability were the most frequently cited reasons why complainants felt discriminated against. Physical and mental disability were the most common basis for inquiries that turned into discrimination cases. The number of allegations of discrimination fell from 20 in the 2014 AI to 16 discrimination cases between 2016 and 2019. Allegations of discrimination based on mental or physical disability remained the most frequently reported to the Housing Rights Center. Together, allegations of discrimination on the basis of disability or familial status accounted for 15 out of 16 discrimination complaints. Of the 16 complaints received, 14 of the allegations were sustained. One allegation is pending finding. The majority of discrimination allegations were sustained as a result of the investigation conducted by HRC. In the last five (5) fiscal years, no cases were filed in a court of competent jurisdiction by the HRC to enforce fair housing laws. HRC was successful in conciliating or otherwise addressing the fair housing cases that were investigated on behalf of the City of Whittier during this time period; therefore, there is no litigation to report.

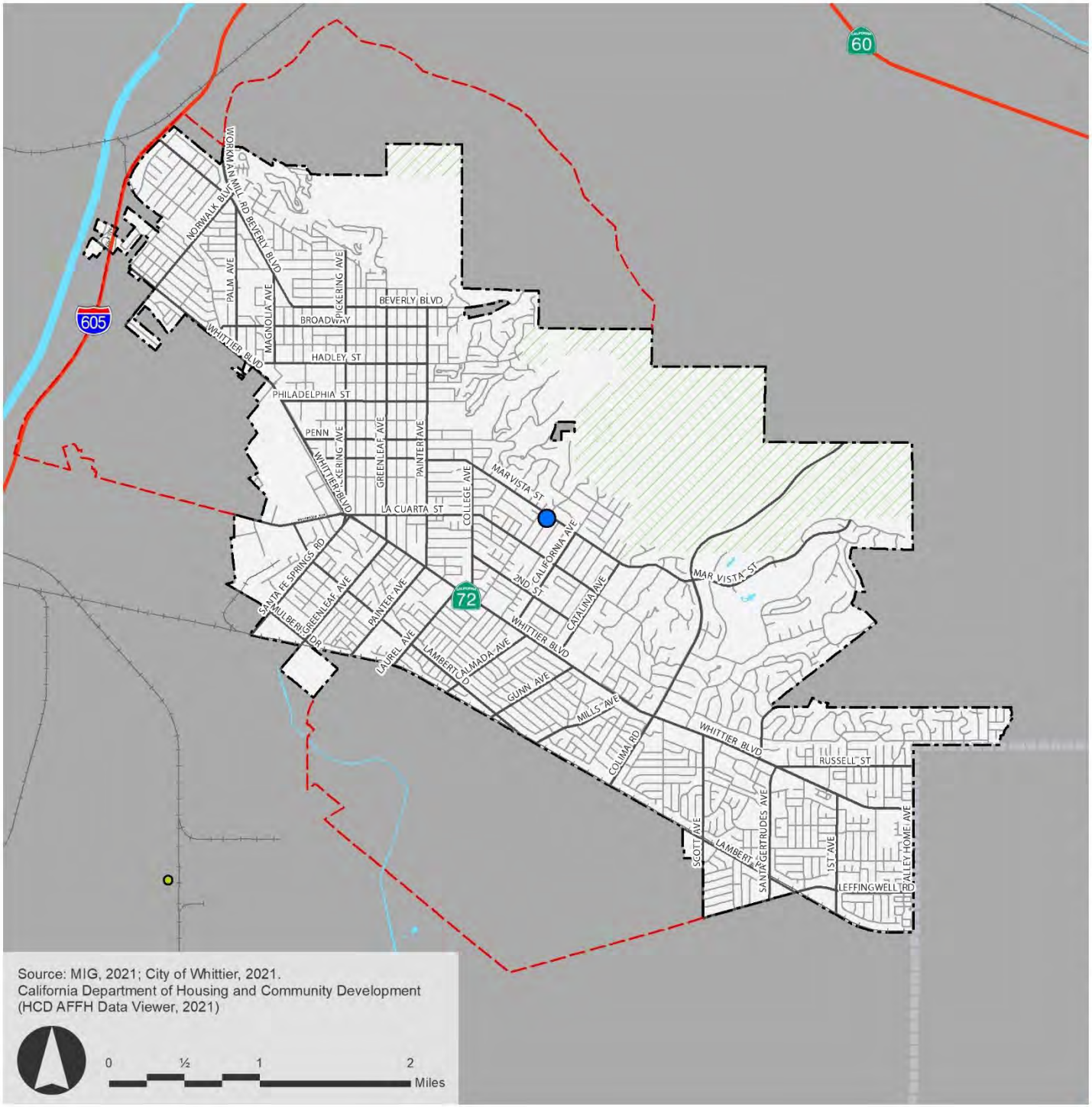
Local Fair Housing Enforcement and Outreach

HCD AFFH Data Viewer provides additional information on local fair housing enforcement and outreach based on data collected from HUD's Office of Fair Housing and Equal Opportunity (FHEO). Between 2013 to 2021 there were 25 inquiries originating from residents in Whitter or 0.29 inquiries per thousand residents (see Figure 3.2). The basis for the complaints is only available for four of the inquiries, which include disability (1), familial status (2), and national origin (1).

Compared with surrounding jurisdictions, the number of inquiries per thousand residents is generally higher in Whittier. La Habra (0.13), Santa Fe Springs (0.16) Norwalk (0.14), and Pico Rivera (0.17) all have about half of the level of inquiries seen in Whittier. However, Downey (0.25), Brea (0.25), and Huntington Park (0.22) have similar levels of inquiries to that of Whittier.

Figure 3.2
Local Fair Housing Enforcement and Outreach Inquiries by City (HUD, 2013-2021)

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Total Inquires per One-Thousand People

- < 0.25
- < .5 Inquiries
- < 1 Inquiry
- Greater than 1 Inquiry

Base Map Features

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

Integration and Segregation

Segregation data for the City of Whittier compares favorably to the region in terms of absolute values, meaning that the City is more integrated than the region overall with respect to each of the four groups compared (White, Black, Hispanic, Asian).

According to HUD, "The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups." Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation. The dissimilarity index compares a particular racial group's distribution in the county against the distribution of White, non-Hispanic residents.

As shown in Table 3.12, Asian residents experience the lowest levels of segregation, whereas Black and Hispanic residents experience the highest. However, segregation in the City is considered to be low and has been decreasing since 1990. Additionally, the degree of segregation amongst all ethnic groups in the City is almost half of the level of segregation seen at the regional level.

Table 3.12 - Racial/Ethnic Dissimilarity Trends

	(Whittier, CA CDBG) Jurisdiction				(Los Angeles-Long Beach-Anaheim, CA) Region			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	30.44	33.03	27.91	29.70	55.32	55.50	54.64	56.94
Black/White	35.85	28.79	23.34	33.50	72.75	68.12	65.22	68.85
Hispanic/White	33.21	35.63	30.05	31.66	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	20.54	18.39	14.22	23.83	43.46	46.02	45.77	49.78

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020.

Note: The table presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The "current" figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

According to the AI, from 2000 to 2018 the population of White and Native Americans decreased by 11.97 percent and 45 percent respectively. During the same period the Black and Hispanic population increased by 10.38 percent and 25.5 percent respectively. Hispanic residents are the largest ethnic group within the City, comprising 67.6 percent of the total population. These trends point to Whittier becoming more ethnically and racially diverse and integrated.

Figure 3.3 shows the distribution of non-white residents in Whittier based on 2018 block group data from HUD's AFFH Data Viewer. Most of the City block groups show a non-white population that is 60 percent or greater. There is no concentration of non-white population within the City, however there a few block groups with a non-white population between 41-60 percent. These block groups are located southeast of the city in Friendly Hills and along the border with the City of La Habra. Whittier

has a similar demographic makeup as most other cities in Southeast Los Angeles County whereas nearby cities in Orange County, such as La Habra and Fullerton, have lower proportions of non-white residents.

Persons with Disabilities

In Whittier, 8,156 residents (9.5 percent) are living with a disability, of which 2,597 or 3 percent of residents are living with a developmental disability. Most residents with a disability are 75 years and over (52.9 percent). For residents with disabilities, 14.7 percent live in poverty, compared to the 9.4 percent of residents without a disability who live in poverty.

Figure 3.4 shows the population of persons with a disability by census tract in the city using American Community Survey data from 2015-2019. At a regional level, Whittier is similar to the rest of the county in that almost all of the census tracts have less than 10 percent of their population living with a disability. However, the map reveals there is a concentration of residents with disabilities around the Presbyterian Intercommunity Hospital. This area serves as a medical district and contains several senior living and nursing homes in close proximity, which likely reflects the greater proportion of residents with a disability than the rest of Whittier.

Familial Status

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. There are 4,045 female-headed family households in Whittier, representing 14.8 percent of households. Household type and income are closely linked. In 2019, 16.9 percent of Whittier's female headed households were below the poverty level, which is higher than the 9.9 percent poverty rate for the city as a whole.

Figures 3.5 and 3.6 shows the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner) using ACS data from 2015-2019. Most of the census tracts in Whittier have proportions of 60 percent or greater of children living in married-couple households. Conversely, areas in South Whittier and near Whittier College have concentrations between 20-80 percent of children living in female-headed households (no spouse/partner). Whittier's familial status demographics are more similar to those of nearby cities in Orange County than of cities in Southeast Los Angeles County.

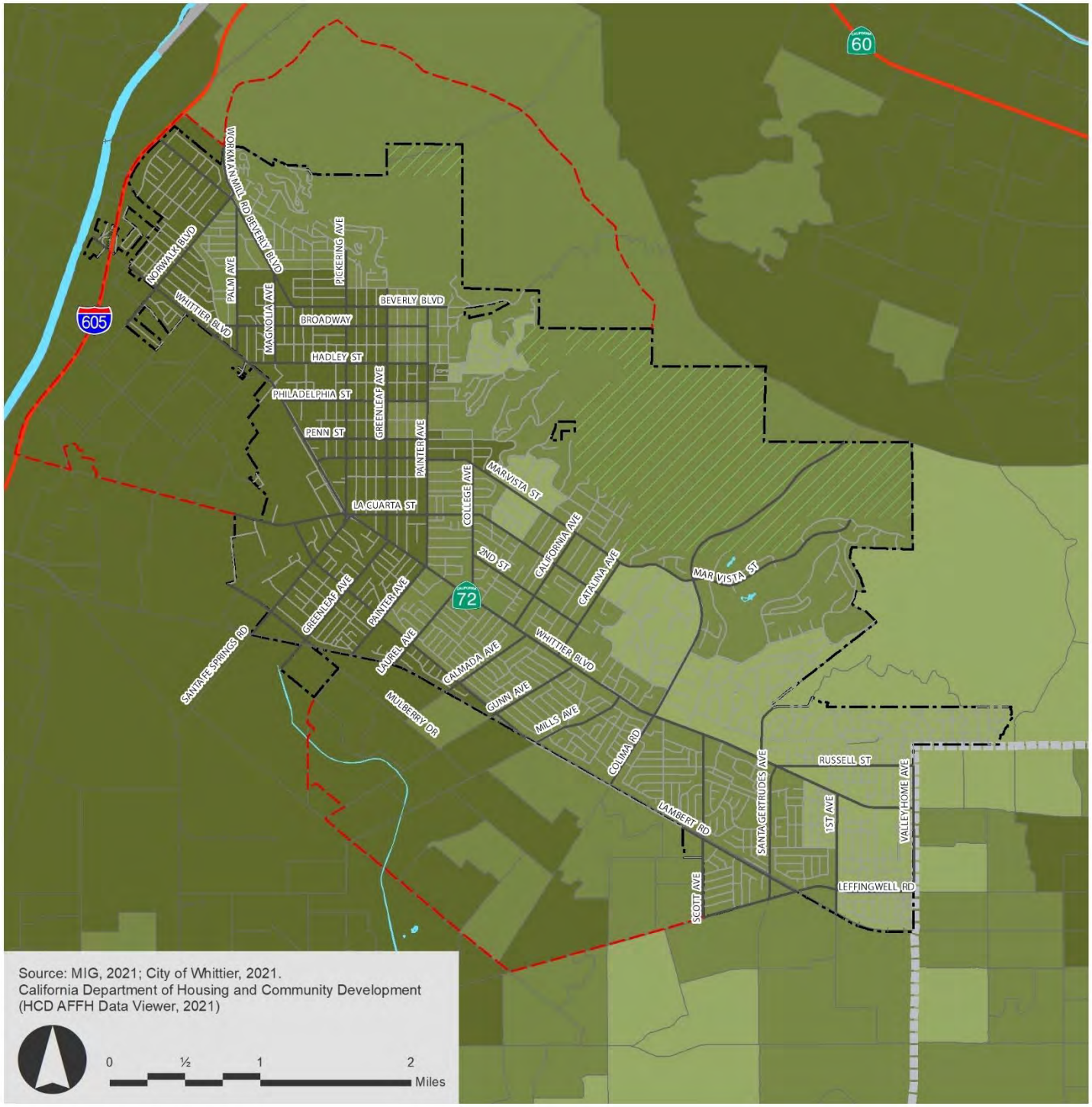
Income Level

According to the 2019 American Community Survey, the median household income for Whittier was $76,333, which is higher than the Los Angeles County median household income of $72,797. Median household income differs by tenure; owner households earn almost twice what renter households make. Census data estimates that 10.8 percent of residents live in poverty, as defined by federal guidelines. This proportion is lower than Los Angeles County where 16 percent of residents live in poverty.

Figure 3.7 shows the central areas of the city as having a median income between $30,000 - $55,000, whereas the areas in East Whittier and along the hillside have a median income of $125,000 or greater. Whittier has one census tract with a median income of less than $30,000, which encompasses Whittier College and likely reflects a higher student population. This area also coincides with a concentration of residents living in poverty as shown in Figure 3.8.

Figure 3.3
Racial Demographics 2018 Block Group

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 91%

Base Map Features

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

Figure 3.4
Population with a Disability (ACS, 2015-2019)

ENVISION WHITTIER

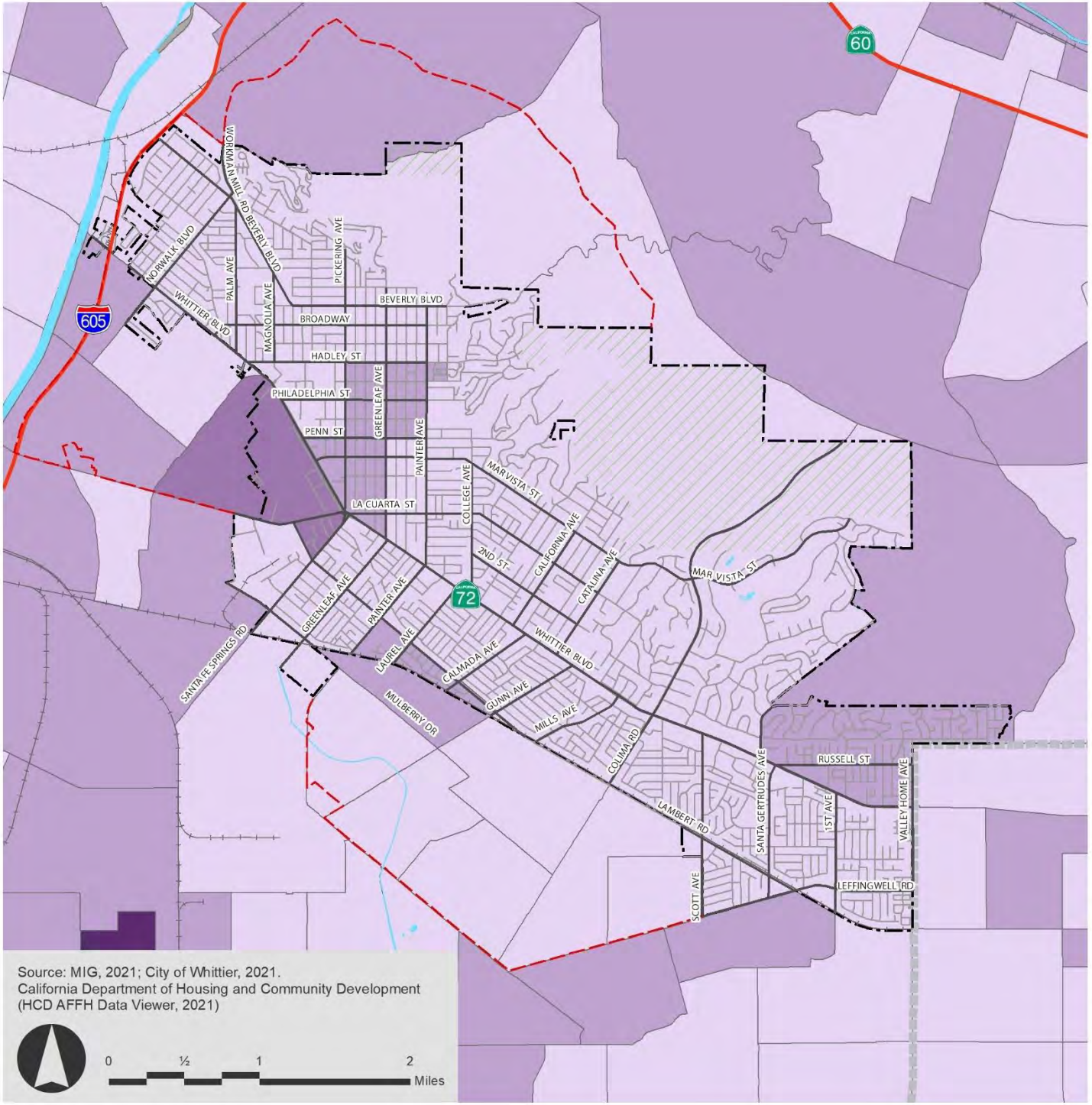
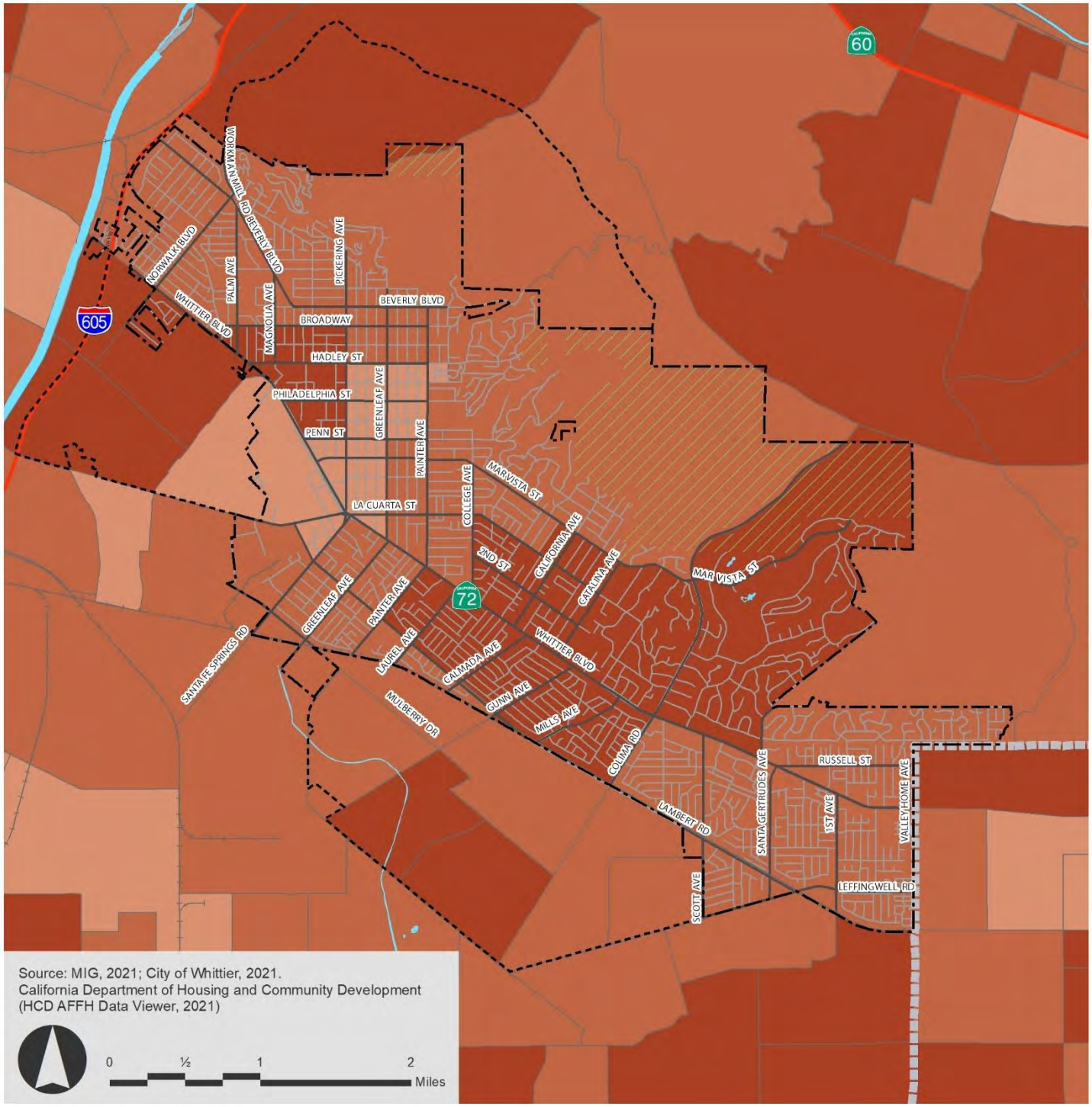


Figure 3.5
Percent of Children in Married-Couple Households

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Percentage of Children in Married - Couple Households (ACS, 2015-2019) - Tract

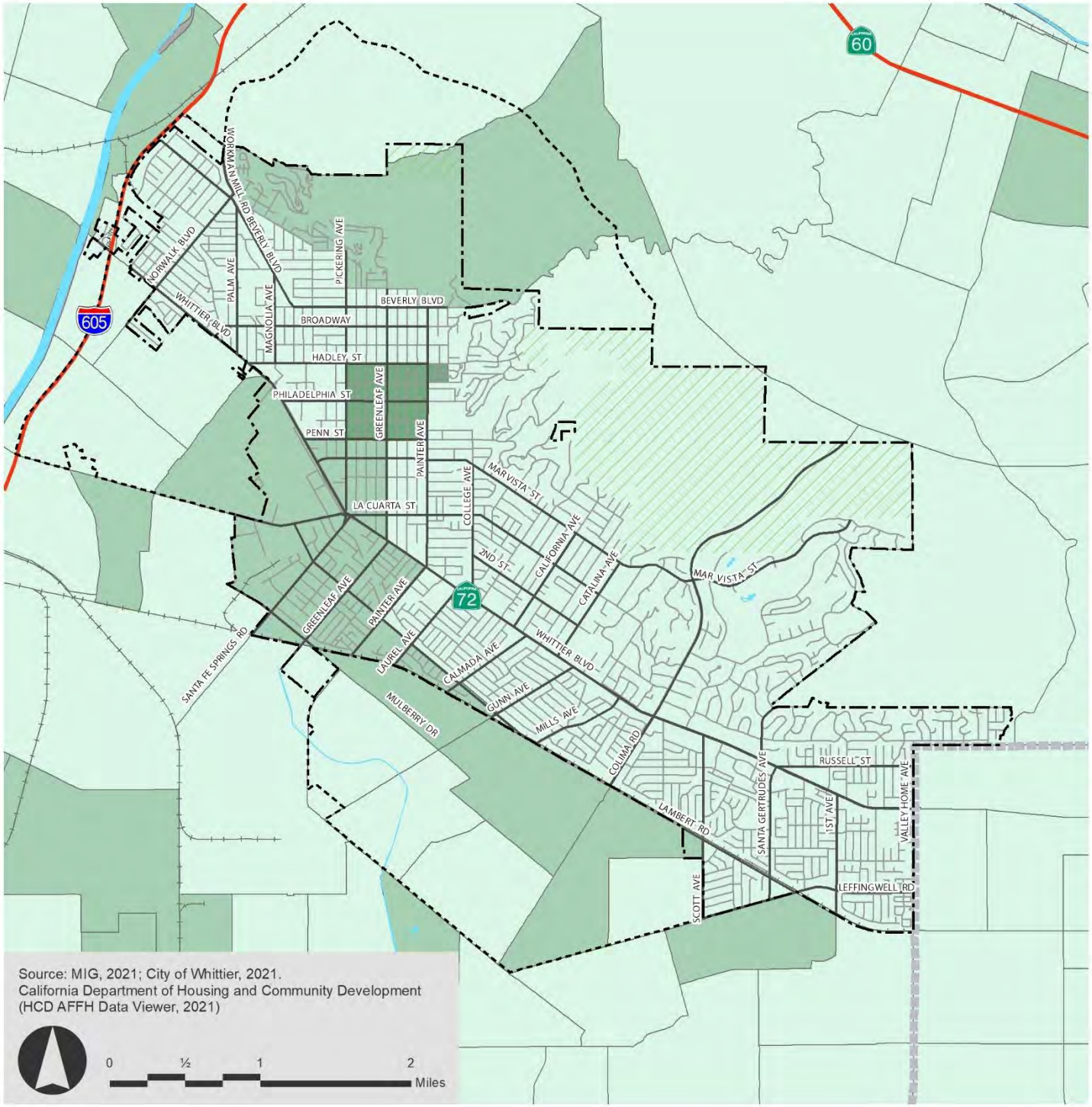
- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

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

Figure 3.6
Percent of Children in Female Headed Households (No Spouse/ Partner)

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Percentage of Children in Female Headed-Households No Spouse/Partner Households (ACS, 2015-2019) - Tract

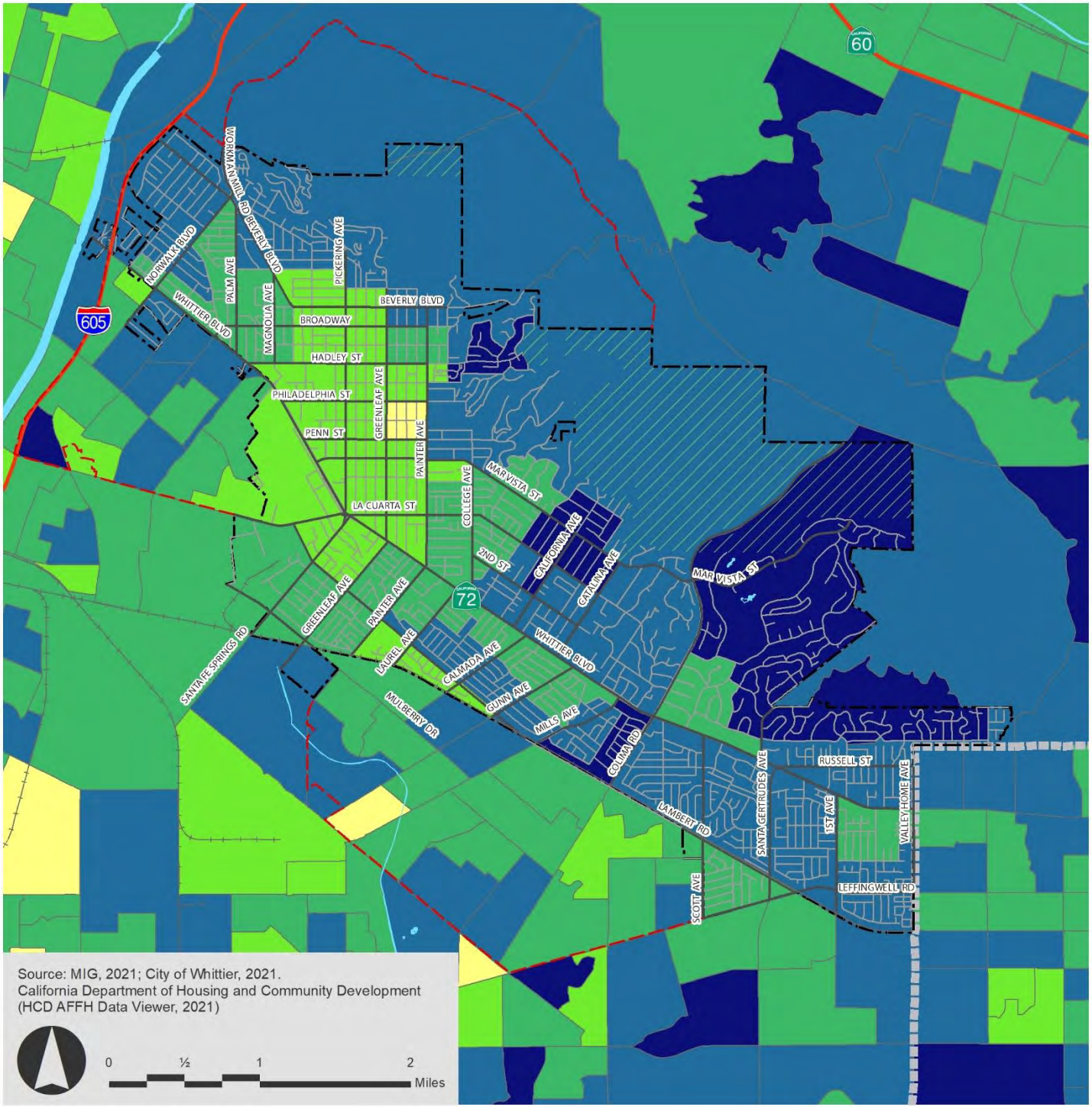
- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

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

Figure 3.7
Median Income (ACS, 2015-2019) Block Group

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Median Household Income

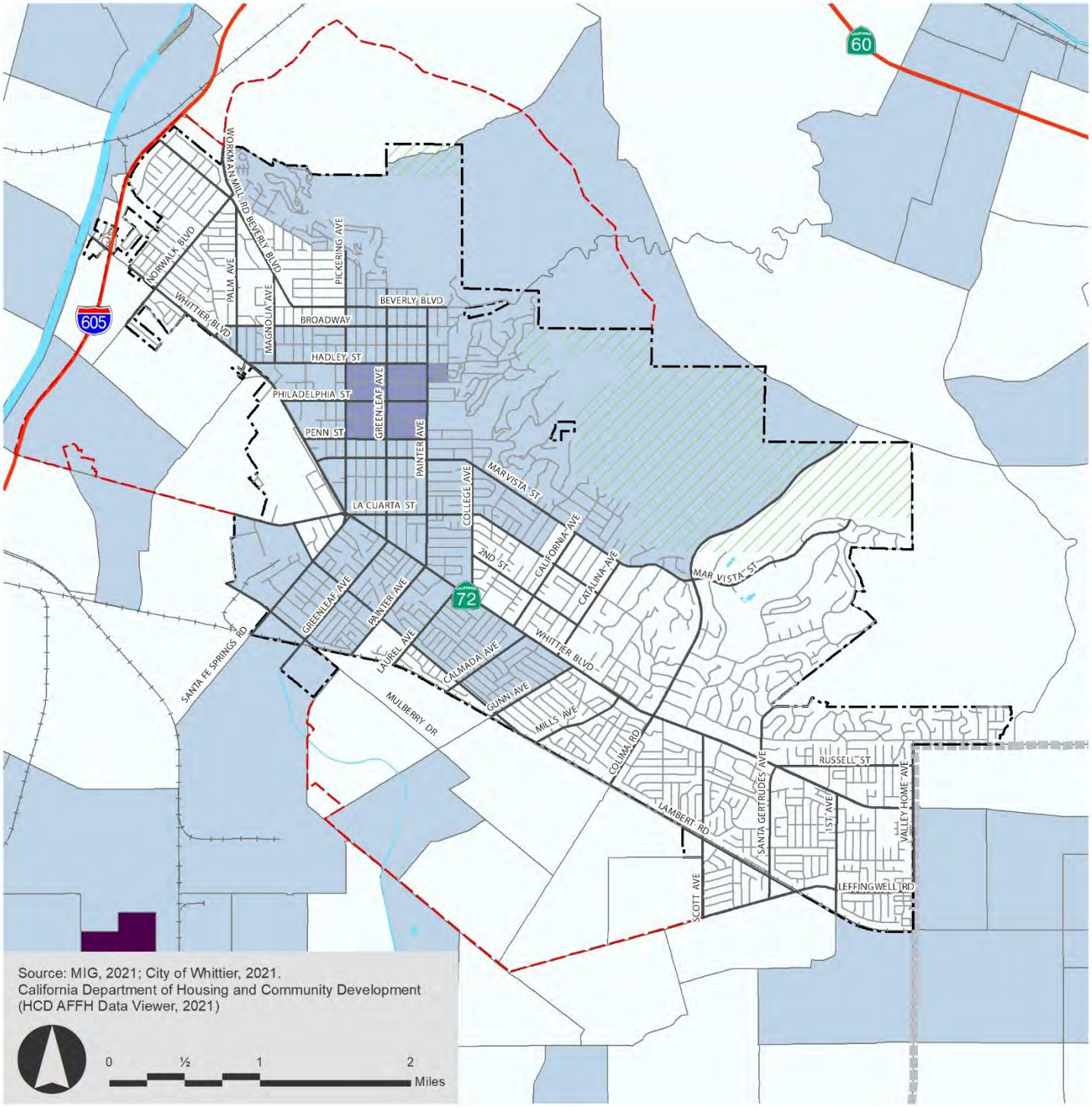
- < $30,000
- < $55,000
- < $87,000 (HCD 2020 CA Median Income)
- < $125,000
- Greater than $125,000

Base Map Features

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

Figure 3.8
Poverty Status (ACS, 2015-2019) Tract

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Percent of Population whose income in the past 12 months is below poverty level

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

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

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-white residents with these residents living in poverty. An area is designated a R/ECAP if two conditions are satisfied: first, the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain of either 40 percent or three times the overall poverty rate for the County, whichever is lower.

Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. R/ECAPS are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. According to HUD, there are no census tracts within the City of Whittier that qualify as R/ECAPs. The closest R/ECAPs are located in the cities of Norwalk and South El Monte. This finding is supported by the HCD AFFH data viewer.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. In Whittier, there are a few areas with a median income higher than $125,000 that correspond to areas with slightly lower percentages of non-white residents. These areas are located along the border with the City of La Habra and near Worsham Canyon. However, vast areas of the city with a household income of $125,000 or greater have concentrations of 60-80 percent of non-white people, suggesting that Whitter does not have racially concentrated areas of affluence.

Opportunity Access

Barriers exist beyond fair housing issues that can limit access to opportunities in education, employment, transportation, low poverty environments, and environmentally healthy neighborhoods. To facilitate the access to opportunity analysis, HUD provides a table that measures access to opportunity by seven indices. The indices allow comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the region. With these indices, a higher number is correlated to a better outcome and range from a scale of 0 to 100. Each index should not be thought of as a percentage—but as an "opportunity score."

1. **The environmental health index** summarizes potential exposure to harmful air quality toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. Whittier has significantly low levels of environmental health across all ethnic groups and economic status. The region also has poor levels of environmental health, but generally has better scores than Whittier. However, the region has greater disparities among ethnic groups where Black, Asian, and Hispanic residents experience greater exposure to pollution burdens than White residents.
2. **The low poverty index** captures poverty in a neighborhood or jurisdiction. The higher the score, the lower the area's exposure to poverty. Whittier residents experience moderate levels of exposure to poverty and are also less exposed to poverty than those living in the region, which is especially true for Black and Hispanic residents. White and Asian residents in the city experience the least exposure to poverty and is similar to that seen at the regional level. Overall, residents in Whittier have better access to opportunity and critical resources when compared to the region as a whole.

3. **The school proficiency index** uses test scores from fourth-grade students to determine whether neighborhoods have high-performing or low-performing elementary schools. The higher the score, the higher the quality of elementary schools in the area. Generally, Whittier shows that it has better access to high quality schools than the region. However, in Whittier non-white residents living below the poverty line have significantly lower access to higher quality schools than those who are not. Having poor access to high quality schools limits an individual's ability to have upward social mobility and access opportunities that can improve one's quality life. This is especially crucial for those living in poverty who already lack the resources necessary to move out of poverty.
4. **The job proximity index** quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities in terms of distance for a given area. Generally, Whittier has low to moderate levels of proximity to jobs in comparison to the region which has moderate levels of proximity to jobs. This is likely due to many residents being employed out of the City and in major employment centers such as Downtown Los Angeles. Black, Hispanic, and Native American residents in Whittier have the highest levels of proximity to jobs.
5. **The labor market index** aims to understand factors that may impact access to jobs other than just distance, such as transportation options, jobs available in the area or the education and training necessary to obtain them. For example, there may be concentrations of jobs in urban centers, but many of the jobs might be unattainable for residents of low-income neighborhoods due to low educational attainment opportunities. The higher the score, the higher labor market engagement and opportunity to attain jobs. Generally, Whittier residents have moderate levels of labor market engagement, even for those living below the poverty line, and has minimal disparities amongst ethnic groups. However, the region has significant disparities in labor market engagement across ethnic groups. Black and Hispanic residents in the region have the least engagement with the labor market, especially for those living below the poverty. Black and Hispanic residents in Whittier, both below and above the poverty line, have significantly better access to the labor market than Black and Hispanic residents living in the region. Overall, the city has a balanced set of factors that allow residents to access a variety of job types.
6. **The transit index** is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, Whittier has high levels of transit usage and is similar to that of the region. There are no disparities between transit usage among racial and ethnic groups or for those living below the poverty line in the city.
7. **The low transportation cost index** is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. Whittier and the region have similar levels of transportation cost which are considered to be somewhat low. The scores for both the transit and transportation indices suggest that residents are using the public transit available to them and it is relatively affordable.

Table 3.13 - Opportunity Indicators, by Race/Ethnicity

(Whittier, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	67.75	56.40	56.83	84.63	70.91	32.37	8.34
Black, Non-Hispanic	56.54	49.93	51.57	86.11	74.02	39.85	8.50
Hispanic	55.93	46.28	49.38	86.60	74.89	40.94	8.13
Asian or Pacific Islander, Non-Hispanic	66.08	57.98	56.86	83.72	70.58	34.21	8.40
Native American, Non-Hispanic	52.79	44.41	48.15	87.33	76.39	41.98	8.28
Population below federal poverty line							
White, Non-Hispanic	58.61	49.37	52.74	85.17	71.63	38.47	8.40
Black, Non-Hispanic	56.45	37.91	48.38	88.69	77.99	49.36	7.29
Hispanic	42.77	37.99	43.74	88.23	79.32	48.14	8.35
Asian or Pacific Islander, Non-Hispanic	29.58	37.22	32.15	89.90	81.00	46.27	8.41
Native American, Non-Hispanic	38.47	34.54	40.27	90.87	82.36	49.27	8.62
(Los Angeles-Long Beach-Anaheim, CA) Region							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 12 - Opportunity Indicators, by Race/Ethnicity, Data version: AFFHT006, released July 10th, 2020.

Note: HUD calculates a value for each index and then standardizes the results on a scale of 0-100 based on a relative ranking with the metro area. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. The characteristics are derived from data such as proximity to jobs, high school graduation rates, unemployment rate, population living below the property line, etc. The indicators are grouped into three categories, economic, environmental, and education, and are used to create an overall composite score that ranges from low to highest resource. Low resources indicate less access to opportunity and high resources indicate greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

Shown on Figure 3.9, most TCAC opportunity areas in Whittier are in the highest or high resources category. The northernmost part of the City (northeast of Norwalk Boulevard) and in the western area roughly east of Painter and Pickering Avenues and south of Broadway is designated as a moderate resource area. A small area of the City (limited to the 44-acre Whittier Union High School District/Sierra Education Center property) is designated as a low resource area. The data is most likely picking up demographic data from outside the City in unincorporated pockets of the County and in the City of Santa Fe Springs.

Figure 3.9
TCAC Opportunity Areas (2021) Composite Score

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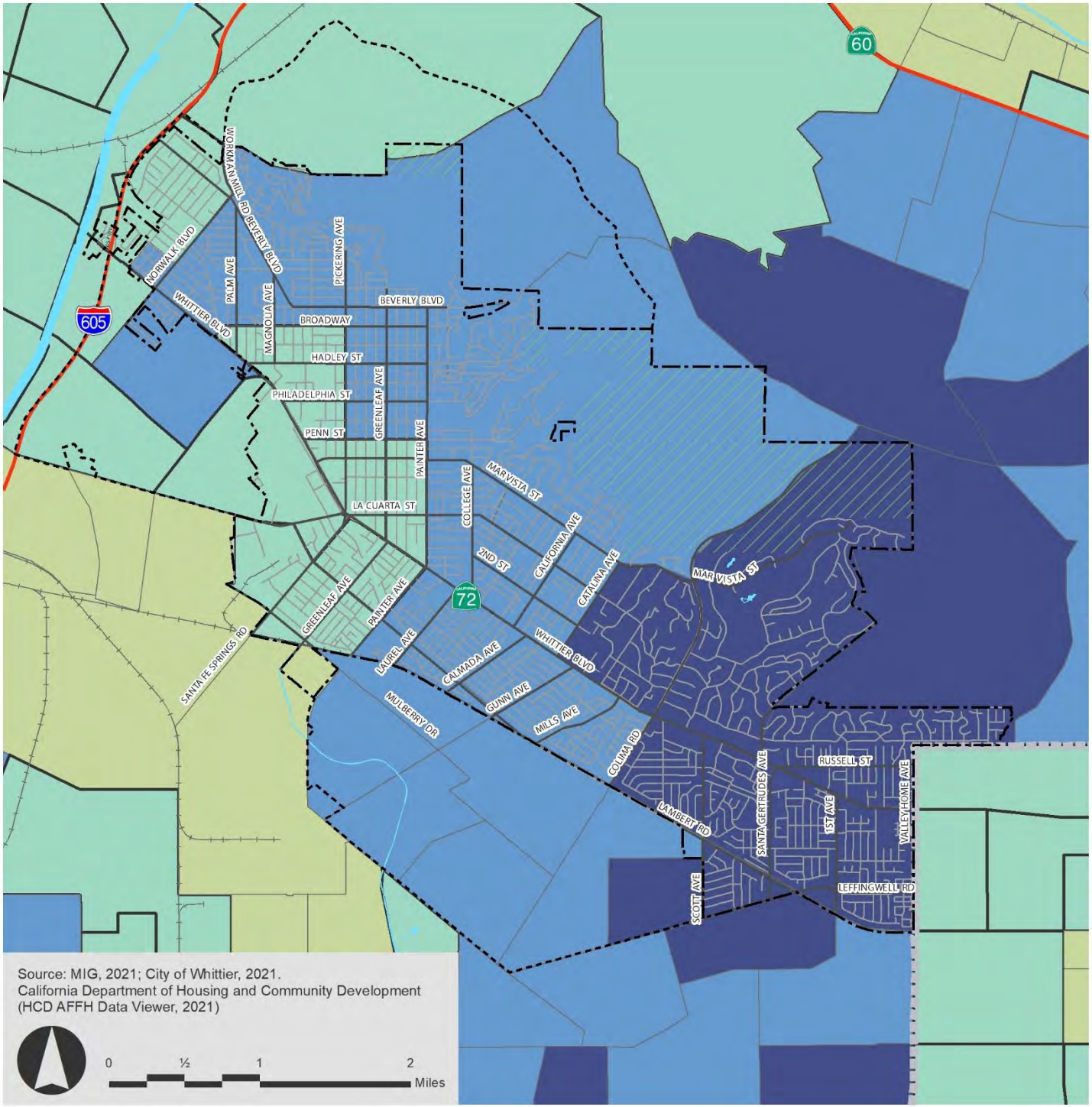

Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

TCAC Opportunity Areas (2021) - Composite Score - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

Base Map Features

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

Disproportionate Needs

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice. Overall, data shows that disproportionate housing need is prevalent in Hispanic households, and large family households had the highest level of need compared with the City as a whole. For households experiencing severe housing problems, Native American households had the highest level of need compared with the City as a whole. HUD data shows that disproportionate housing need trends within the City mirror regional trends.

Table 3.14: Whittier Demographics of Households with Disproportionate Housing Needs	
Households experiencing housing problems	% with problems
Race/Ethnicity	
White, Non-Hispanic	34.18%
Black, Non-Hispanic	45.56%
Hispanic	52.06%
Asian or Pacific Islander, Non-Hispanic	47.83%
Native American, Non-Hispanic	33.33%
Other, Non-Hispanic	37.36%
Total	45.85%
Household Type and Size	
Family households, <5 people	39.62%
Family households, 5+ people	62.87%
Non-family households	50.10%
Households experiencing any of Four Severe Housing Problems	Percentage with severe problems
Race/Ethnicity	
White, Non-Hispanic	17.31%
Black, Non-Hispanic	29.29%
Hispanic	30.88%
Asian or Pacific Islander, Non-Hispanic	23.87%
Native American, Non-Hispanic	33.33%
Other, Non-Hispanic	14.37%
Total	26.00%

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Whittier, 41 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 68.4 percent are overpaying for housing. For owner-occupied households, 33.9 percent are overpaying for housing, while 50.8 percent of renter-occupied households are overpaying for housing.

Figures 3.10 and 3.11 show cost burden (overpayment) for homeowners and for renters. Compared with the surrounding areas, Whittier has a similar level of cost burden for homeowners with most parts of the City showing cost burden for 40 percent or under of homeowners households. In Whittier there is a census tract with a concentration of overburdened homeowner households. This tract contains the medical district and shows that 64.4 percent of homeowner households are cost burdened. For renters, the City shows slightly more areas where 40 to 60 percent of renter households are cost burdened. These areas include census tracts abutting Whittier Boulevard to the east between Broadway and College Avenue as well as a few census tracts in South Whittier. Most cities in the region have areas of cost burden in excess of 80 percent of renter households but the City of Whittier does not.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Whittier, 8.4 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units (14.3 percent) comparted with owner occupied units (4.5 percent).

Figure 3.12 shows that most of the City has overcrowding rates lower than the state of California (8.2 percent) and lower than most areas in the region. Within the City, the areas with the highest levels of overcrowding include the medical district and South Whittier, where overcrowding ranges from 21-23 percent of households. This overlaps with areas where renter households are cost burdened, indicating that there is likely a lack of supply of affordable housing in this area.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure 3.13 shows CalEnviro Screen results Whittier. Figure 3.13 shows that eight Census tracts are considered disadvantaged communities (DAC) consistent with SB 535. The map shows that DACs score high in pollution and population characteristics, such as having high rates of contaminated sites, toxic release facilities, and cardiovascular disease. These DACs are defined as the top 25 percent scoring areas from

CalEnviroScreen along with other areas with high amounts of pollution and low populations. The DACs are located in South Whittier and in the City's Sphere of Influence along the West Whittier-Los Nietos area.

Figure 3.10
Overpayment by Home Owners (2015 - 2019)

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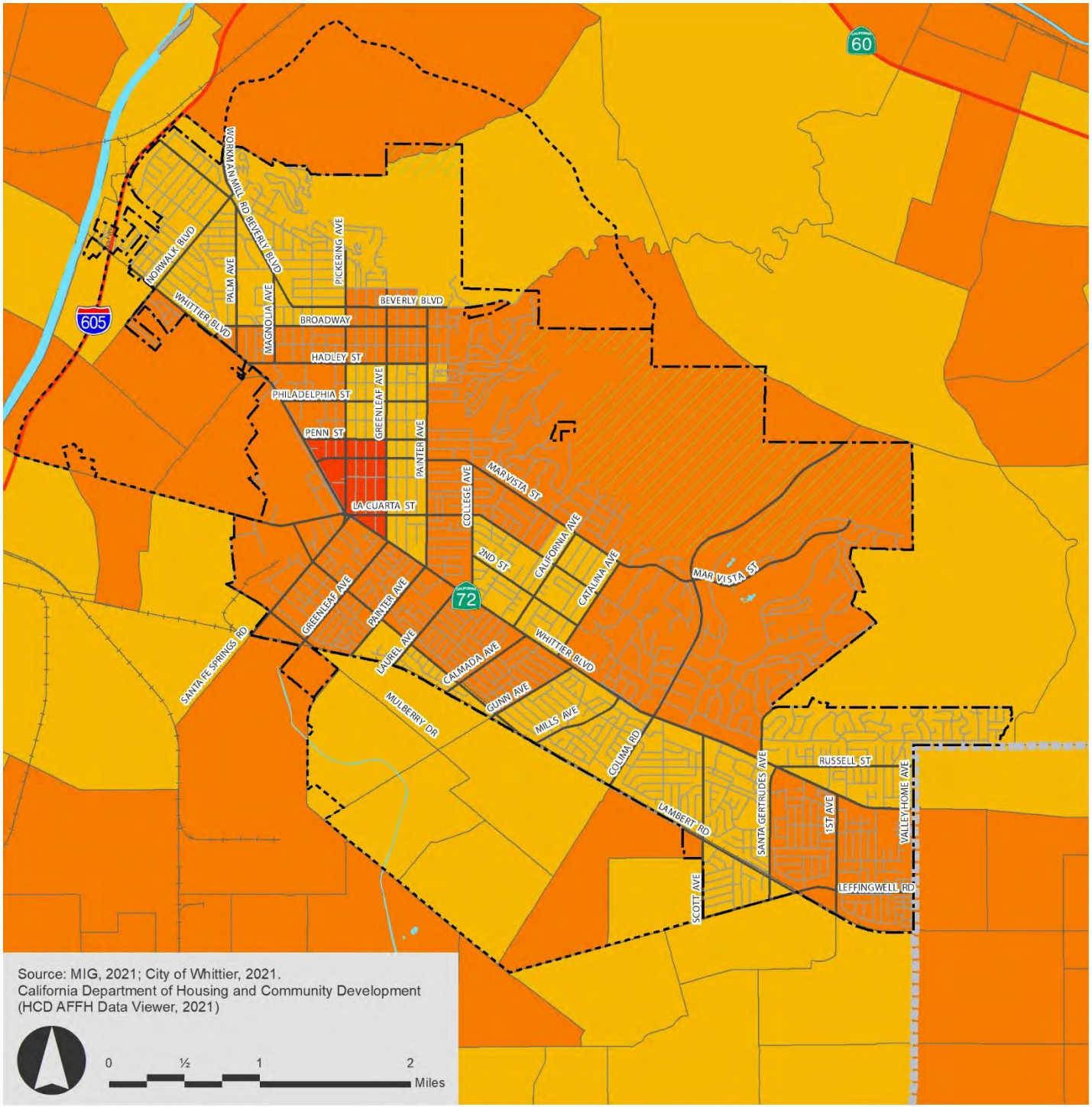


Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

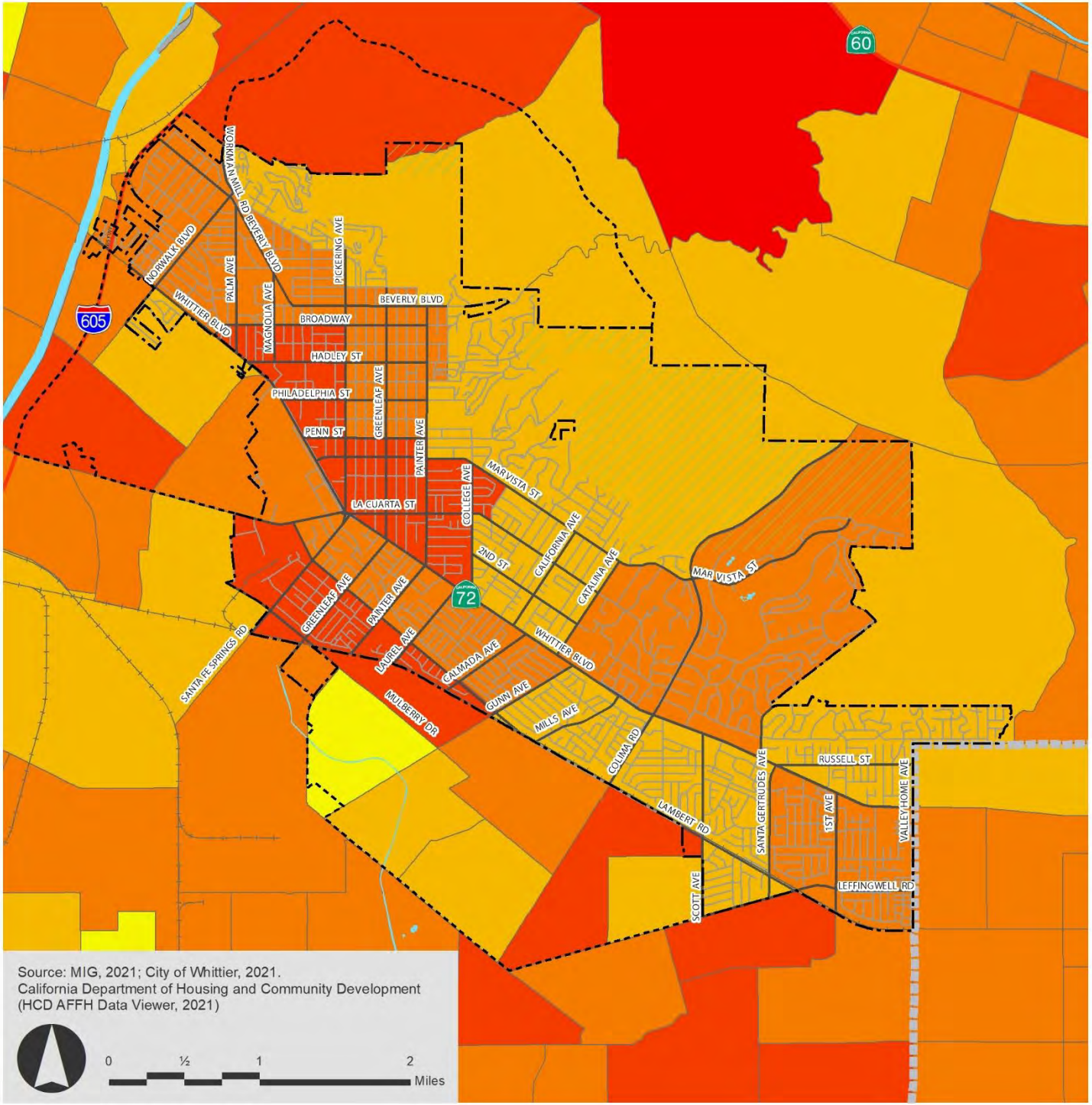
- < 20%
- 20% - 40%
- 40% - 60.%
- 60% - 80%
- > 80%

Base Map Features

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

Figure 3.11
Overpayment by Renters (2015 - 2019)

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Overpayment by Renters (ACS, 2015 - 2019) - Tract

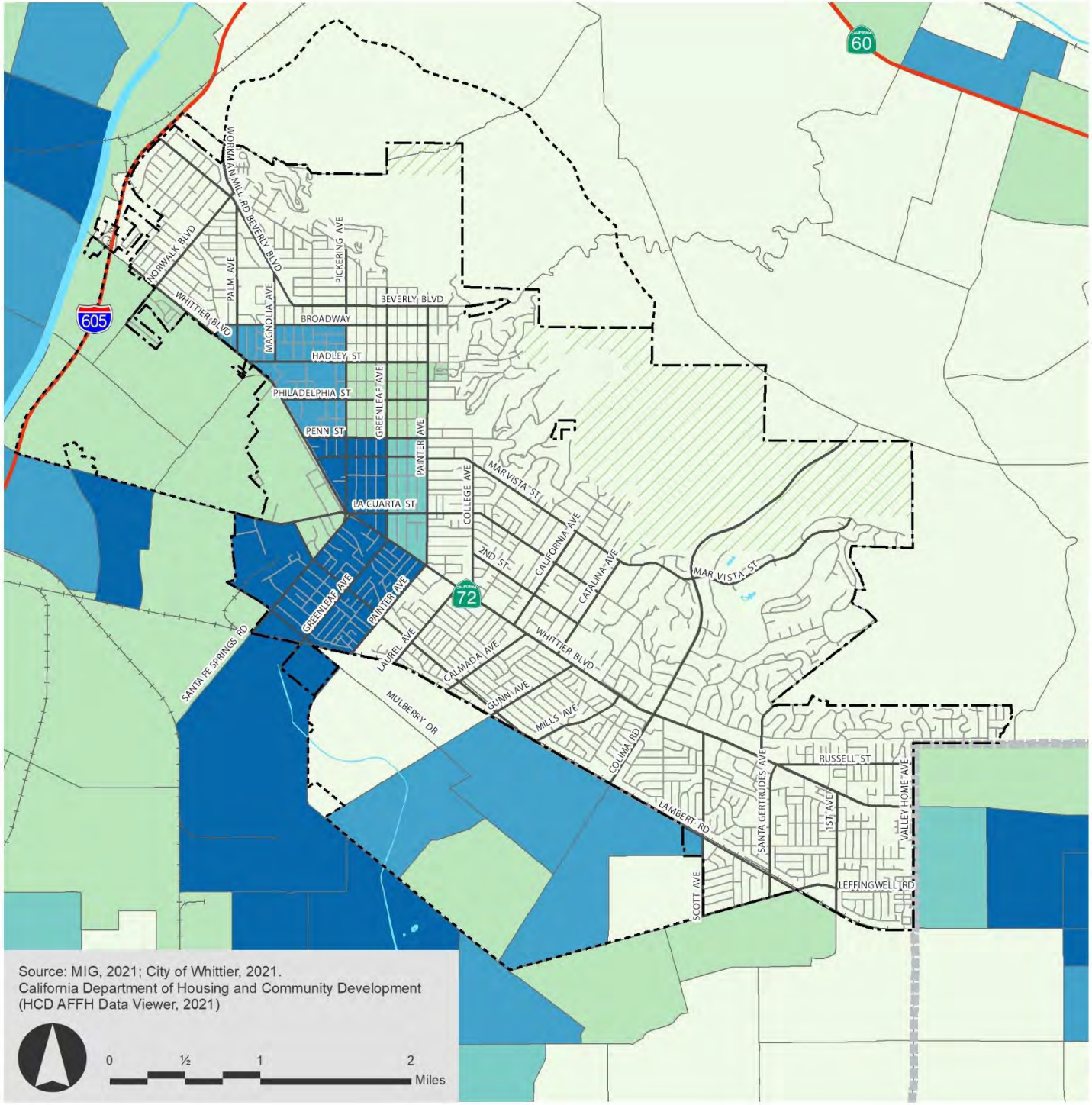
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Base Map Features

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

Figure 3.12
Concentration of Overcrowded Households

ENVISION WHITTIER



Source: MIG, 2021; City of Whittier, 2021.
California Department of Housing and Community Development (HCD AFFH Data Viewer, 2021)

0 ½ 1 2 Miles

Overcrowded Households (CHHS) - Tracts

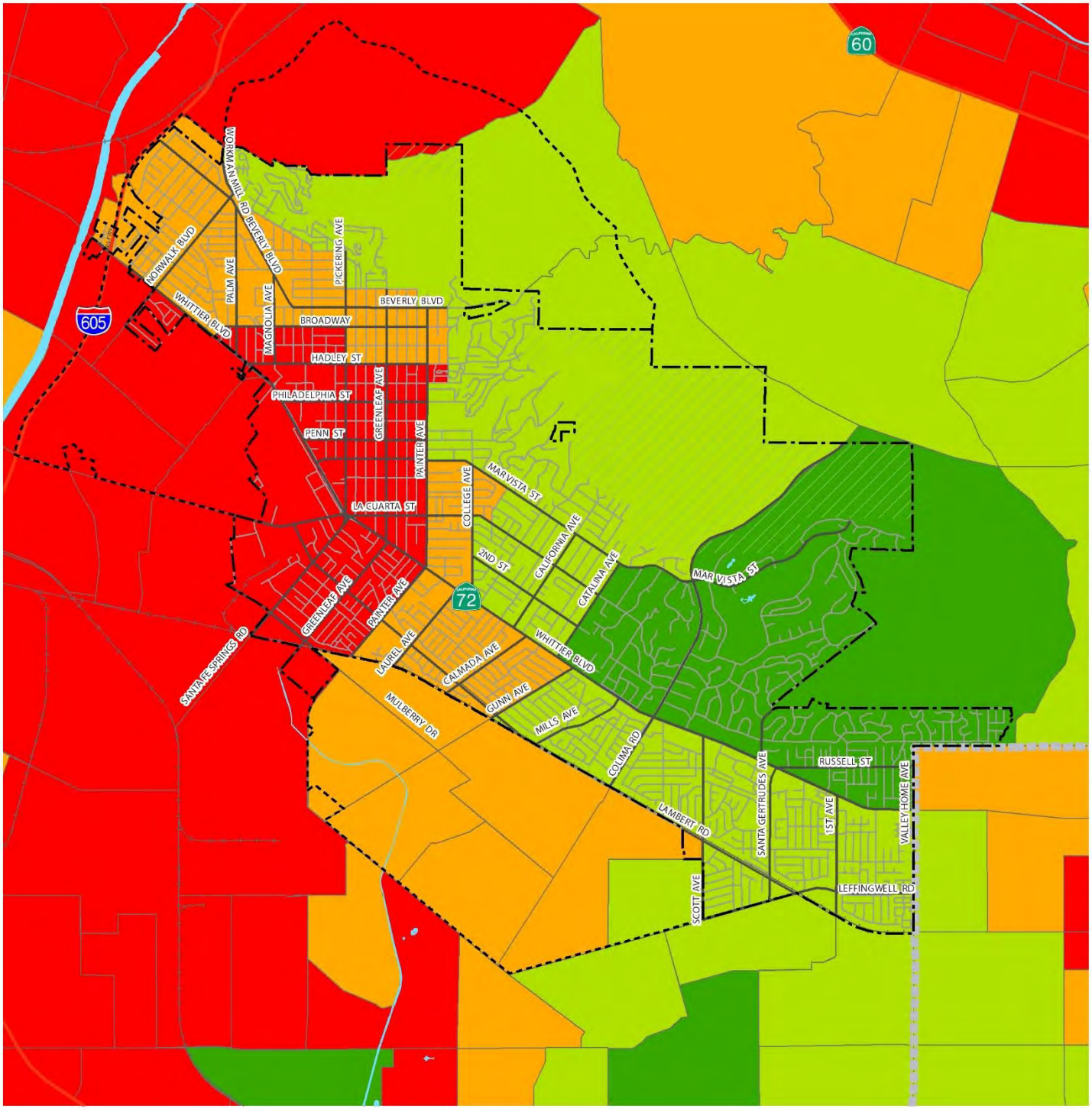
- ≤ 8.2%
- ≤ 12%
- ≤ 15%
- ≤ 20%
- ≤ 70%

Base Map Features

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

Figure 3.13
CalEnviroScreen 3.0, 2018 - Tract

ENVISION WHITTIER



CalEnviroScreen 3.0 Results

- 24% or Lower
- 25% - 49%
- 50% - 74%
- 75% or Higher

Base Map Features

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

Displacement Risk

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. The displacement risk in Whittier can be evaluated based on physical and economic displacement. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, the expiration of covenants on rent- or income-restricted housing, or the rising cost of housing. Physical displacement may also be linked to non-financial forces such as segregation. Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes.

Physical displacement: State housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), one senior, multi-family development, Whittier Springs (13 units), is subject to expiration of affordability restrictions.

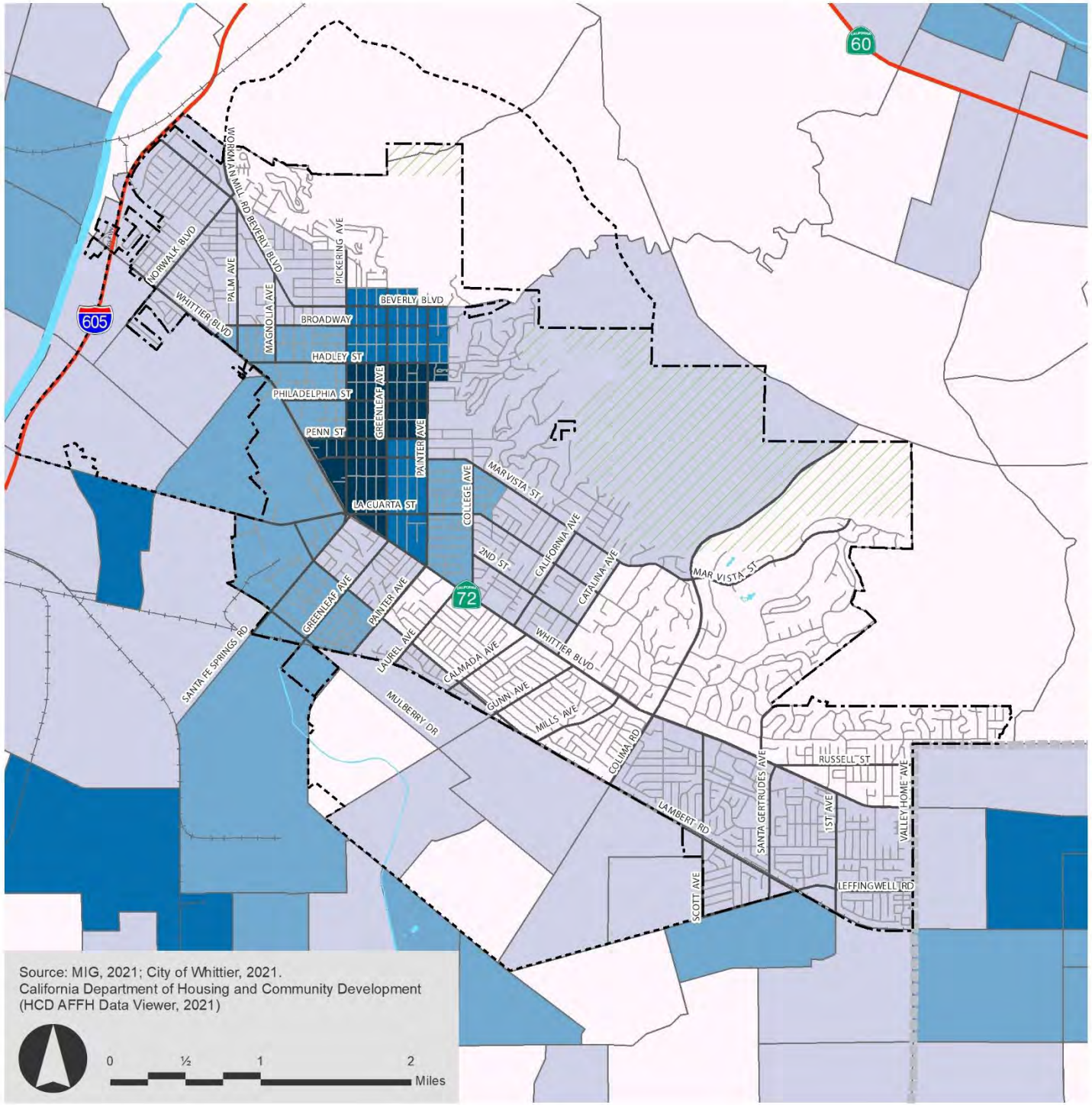
Segregation can also contribute to displacement. The most common index of racial segregation is the dissimilarity index, which measures the extent to which different groups of people live in different neighborhoods in a city or metro area. Generally, Whittier is less segregated than most parts of the County.

Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their Zoning Ordinance. The City of Whittier has established the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.

Economic displacement is due to the inability to afford rising rents or costs of homeownership like property taxes. Whittier generally has lower housing costs in comparison to Los Angeles County. However, in Whittier 33.9 percent of owner-occupied households are overpaying for housing, which places them at risk of displacement if housing costs were to continue to rise. As mentioned previously, there is a high proportion of cost burdened homeowner households in the areas surrounding the Presbyterian Intercommunity Hospital. Other areas susceptible to displacement include areas abutting Whittier Boulevard to the east between Broadway and Painter Avenue because of the high proportion of households that are renters (see Figure 3.14). Within this area, the neighborhoods east of Whittier Boulevard have lower median household incomes (Figure 3.7) making these renters particularly susceptible to displacement. Low-income residents could also be at risk of economic displacement due to having fewer financial resources to afford housing. In Whittier, lower income households have a much higher rate of overpayment at 68.4 percent in comparison to 41 percent of all households that are overpaying for housing.

Figure 3.14
Percent of Households in Renter-occupied Housing Units (HUD) – Tract

ENVISION WHITTIER



Sites Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Figure 3.15 shows the site inventory to address the City's RHNA for 2021-2029 and the TCAC Opportunity areas.

A large portion of the lower-income RHNA will be addressed in sites rezoned for mixed-use and mixed-use commercial center. The mixed-use sites are predominantly located along Whittier Boulevard adjacent to activity hubs that provide opportunities for clustering similar and compatible uses that support economic development. Designated nodes and activity centers include: Whittwood Town Center, the Quad at Whittier center, the Metro Line L station, PIH Health Campus, the Lincoln Specific Plan, the Whittier Marketplace, and the Uptown Whittier Specific Plan. These sites have the capacity to accommodate 886 units for lower-income housing. These sites are evenly distributed along Whittier Boulevard, which traverses a few areas that have concentrations of lower income, overcrowded, and renter households. However, none of these areas are designated as low resources and range from moderate to highest resources.

About a third of the lower-income RHNA will be addressed in the former Whittier Boulevard Specific Plan. This area will be rezoned to allow for High Density Residential Development at a density of 25.1-35 du/ac. These sites have a capacity of 574 units in the lower-income category. This area does not have concentrations of persons living in poverty and/or non-White residents. It is also not identified as a lower income area in the City and is designated as a highest resources area.

The distribution of lower income RHNA sites represents improved fair housing and equal opportunity conditions. These sites represent locations where new higher-density housing can be provided. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area. The addition of housing will also work to address overcrowding by adding supply to the housing stock.

Identification and Prioritization of Local Fair Housing Issues and Contributing Factors

Fair housing issues in Whittier are primarily related to income disparities and displacement risk. The primary contributing factors to the City's fair housing issues are regional in nature and include high housing costs and limited opportunities for new, affordable rental housing in the local area.

Fair Housing Issue: Income Disparities and Access to Opportunities

There is a concentration of lower household income in the northwestern areas of the City that also have lower opportunity access and exposure to pollution (according to available data). Figure 3.7 shows the central areas of the city as having a median income between $30,000 - $55,000, whereas the areas in East Whittier and along the hillside have a median income of $125,000 or greater. Whittier has one census tract with a median income of less than $30,000, which encompasses Whittier College and has a large student population. This area also coincides with a concentration of residents living in poverty as shown in Figure 3.8. While most TCAC opportunity areas in Whittier are in the highest or high resources category, the northernmost part of the City (northeast of Norwalk Boulevard) and in the western area roughly east of Painter and Pickering Avenues and south of Broadway is designated

as a moderate resource area. These areas are also considered disadvantaged communities (DAC) consistent with SB 535. The map (Figure 3.13) shows that DACs score high in pollution and population characteristics, such as having high rates of contaminated sites, toxic release facilities, and cardiovascular disease. These DACs are defined as the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.

- Contributing Factors:
    - The availability of affordable units in a range of sizes
    - High cost of land
    - Public opposition to affordable housing
    - Location of environmental health hazards

Fair Housing Issue: Displacement Risk

The analysis found that some areas of the City may have higher risks for displacement. As mentioned previously, there is a high proportion of cost burdened homeowner households in the areas surrounding the Presbyterian Intercommunity Hospital. Other areas susceptible to displacement include areas abutting Whittier Boulevard to the east between Broadway and Painter Avenue because of the high proportion of households that are renters (see Figure 3.14). Within this area, the neighborhoods east of Whittier Boulevard have lower median household incomes (Figure 3.7) making these renters particularly susceptible to displacement. Low-income residents could also be at risk of economic displacement due to having fewer financial resources to afford housing. In Whittier, lower income households have a much higher rate of overpayment at 68.4 percent in comparison to 41 percent of all households that are overpaying for housing. Figure 3.12 shows that most of the City has overcrowding rates lower than the state of California (8.2 percent) and lower than most areas in the region. Within the City, the areas with the highest levels of overcrowding include the medical district and South Whittier where overcrowding ranges from 21 to 23 percent of households. This overlaps with areas where renter households are cost burdened, indicating that there is likely a lack of supply of affordable housing in this area.

- Contributing Factors:
    - The availability of affordable units in a range of sizes
    - High cost of land
    - Increasing rents
    - Displacement of residents due to economic pressures
    - Land use and zoning laws
    - Lack of rental relief programs for people at risk of homelessness

The City is taking several actions (reflected in the Housing Plan) to address contributing factors for these two fair housing issues:

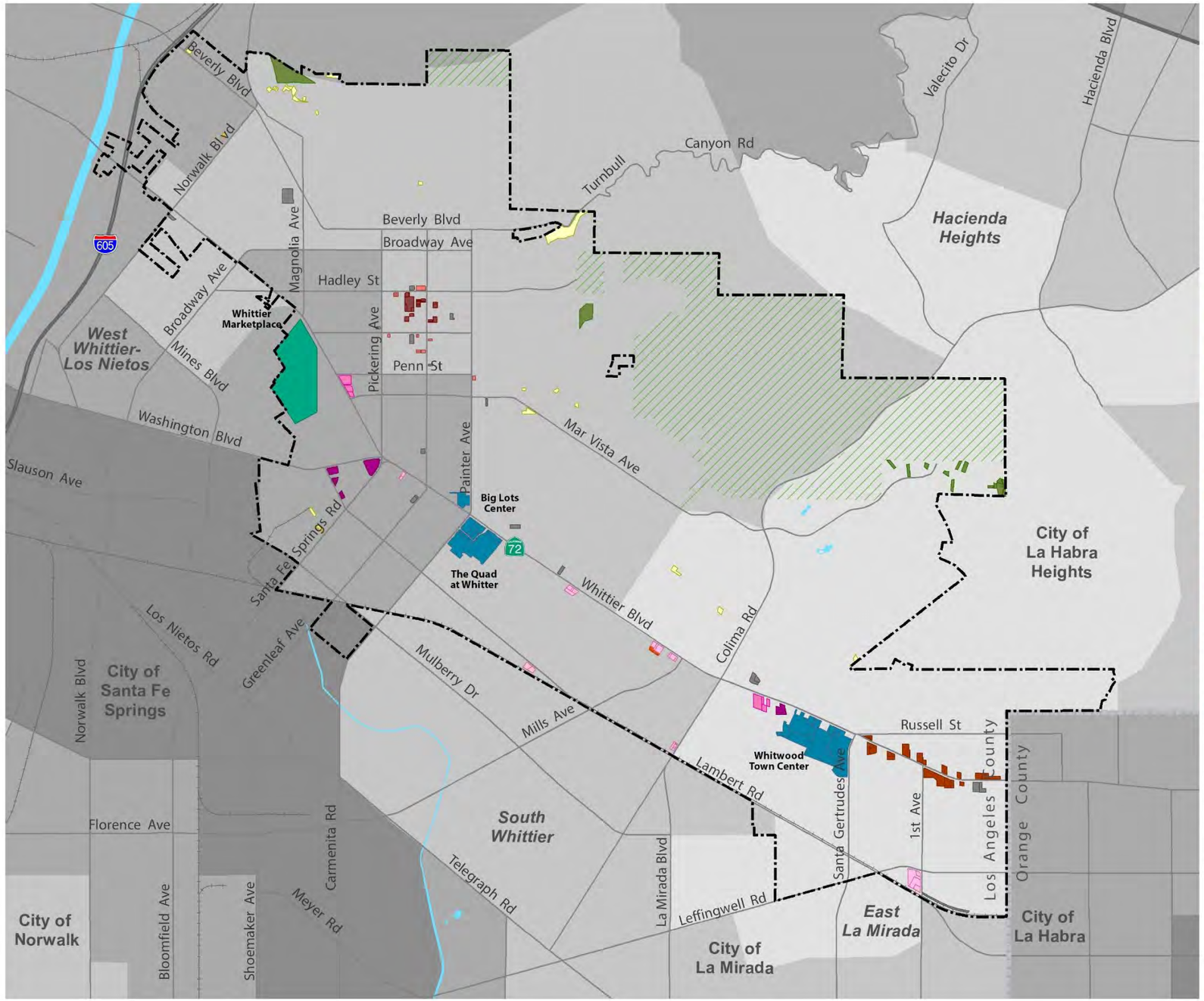
- Increasing housing opportunities by
    - Re-designating certain properties under the former Whittier Boulevard Specific Plan from Specific Plan to Medium High Density Residential (MHDR 15.1-25 du/ac density) (0.85 acres identified in the sites inventory) and High-Density Residential Development (HDR, 25.1-35 du/ac density) (Program 1.1).
    - Adopting implementing zoning districts and development standards for three Mixed-Use General Plan designations that will allow residential development (Program 1.1).
    - Adding a residential component to four key commercial centers by re-designating the Quad at Whittier Center, Big Lots Shopping Center, and the Whittier Marketplace from

Specific Plan to Mixed-Use 3 (25-40 du/ac and up to 60 du/ac with community benefits provided) (Program 1.1).
    - Adopting an inclusionary housing ordinance (Program 2.1) and use in-lieu fees to provide financial support to developments that provide affordable and special needs housing.
    - Adopting objective design standards for by-right projects as allowed by State law to facilitate high-quality residential development.
- Addressing land use and zoning standards to allow for development of housing for persons experiencing homelessness and other special needs (supportive and transitional housing and SROs (Program 1.3).
- Addressing displacement risk by requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element (Program 1.8).
- Providing rental assistance through a partnership with the Los Angeles County Development Corporation (LACDA) and the County Housing Authority to administer the Housing Choice Voucher (Section 8) rental assistance program and supporting additional Housing Choice Vouchers in the community (Program 4.2).
- Assist cost burdened homeowners through the Rehabilitation Loan and Grant programs for income eligible households to promote the improvement and rehabilitation of housing units and the Minor Home Repair Grant and Minor Home Modification Grant programs to assist low-income households minor home improvements and accessibility improvements (Program 4.6 and 4.7).
- Affirmatively further fair housing opportunities by:
- Ensuring that all development applications are considered, reviewed, and approved without prejudice to the proposed residents.
- Conducting public meetings at suitable times, accessible to Environmental Justice communities' residents, persons with disabilities, and near public transit.
- Providing resources such as interpretation and translation services when requested at public meetings.
- Actively recruit residents from underserved neighborhoods, including the Environmental Justice communities, to participate on committees to address affordable housing needs and homelessness.

Figure 3.15

AFFH Sites Inventory

ENVISION WHITTIER



2021-2029 Residential Sites Inventory

Approved/Proposed Projects

- Approved/Proposed Projects

Sites with Appropriate Zoning in Place

- Vacant Hillside Residential
- Vacant Low Density Residential
- Vacant Medium Density Residential
- Uptown SP City-Owned Sites
- Other Vacant/Underutilized Uptown SP Sites

Sites to be Rezoned

- Vacant Medium High Density Residential
- Vacant High Density Residential (small)
- Underutilized High Density Residential
- Vacant/Underutilized MU 1 Sites
- Vacant/Underutilized MU 2 Sites
- Underutilized MU 3 Sites
- Commercial Center Sites

Specific Plan Sites

- Lincoln Specific Plan

TCAC Opportunity Areas (2021)

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource

Whittier City Boundary

Open Space

5. 2014-2021 housing element program accomplishments

This chapter analyzes program performance of the City of Whittier 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Whittier. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

The Department of Housing and Community Development determined that the housing element was in full compliance with state law. Following adoption in 2013, the City was tasked with following through on the commitments made in the more than two dozen housing programs. Following the evaluation table, the quantified objective performance is summarized.

Through program implementation during the 2014-2021 planning period, the City of Whittier has made considerable progress in addressing the housing needs of the special populations. Lower income households have been assisted through the Housing Rehabilitation Program (CDBG and HOME funded) which offers low-interest or no-interest loans to promote the improvement, rehabilitation and/or the preservation of housing units. After the 2008 Housing Crisis, homeowners were far more reluctant to accept loans against their properties. In 2019 program changes were made to increase participation including reduction of loan interest rates to 0 percent and coupling each loan with $12,500 grant. This changes significantly increase interest in the programs. The Minor Home Repair Grant Program (MHRG) (CDBG funded) also assisted lower income households and persons with disabilities, and seniors through grants of up to $5,000 for minor home repairs including accessibility improvements for the disabled. Through implementation of Program 15, the City amended the Municipal Code to provide provisions for reasonable accommodation procedures for fair housing to persons with disabilities. The City's 2020 Annual Action Plan identifies HOME funds to assist with the acquisition and rehabilitation of rental housing and home improvement assistance for physically disabled households (Program 16). To address the needs of persons experiencing homelessness, The City allocates funding to Whittier Area First Day Coalition, The Whole Child, Women's and Children's Crisis Shelter, and Salvation Army to provide homeless person both shelter and services (Program 20). City also approved a "Homeless Plan" with grant funding from Los Angeles County's Measure H. On February 23, 2010, the City of Whittier approved Ordinance No. 2948 (ZCA09-017) to comply with SB2 and permit emergency shelters as a matter of right in the M-zone. While the program results were favorable, the City's efforts to address the needs of special needs groups are hindered by limited funding.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 1: CODE ENFORCEMENT TIMELINE: ONGOING Continue to implement code enforcement activities to ensure full compliance with City ordinances. Address 250 properties annually.	Since 2013-2014 the City has opened 11,480 code enforcement cases, issues 19,348 notices of violation, and issues 931 citations. The most common code violations include peeling paint, inoperable vehicles, outdoor storage, and overgrown, dead and dying vegetation. Code compliance and is an important City goal and this program is continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels.
PROGRAM 2: HOUSING REHABILITATION LOAN/GRANTS TIMELINE: ANNUAL BASIS Issue 11 home rehabilitation loans/grants annually to lower income households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.	The Housing Rehabilitation Program (CDBG and HOME funded) offers low-interest or no-interest loans to promote the improvement, rehabilitation and/or the preservation of housing units. The Home Improvement Grant Program (HIGP) offers up to $10,000 primarily for more limited rehabilitation. Since 2014 32 Housing Rehabilitation loans and 49 grants were awarded. In 2019 program changes were made to increase participation. This program will be continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels. After the 2008 Housing Crisis, homeowners were far more reluctant to accept loans against their properties. The 2019 changes addressed this reluctance by reduced the loan interest rates to 0% and coupling each loan with $12,500 grant. This changes significantly increase interest in the programs.
PROGRAM 3: MINOR HOME REPAIR GRANT TIMELINE: ONGOING Issue 13 home rehabilitation loans/grants annually to lower income households. Seek funding to augment the housing rehabilitation loan/grant program. Publicize program availability.	The Minor Home Repair Grant Program (MHRG) (CDBG funded) is available to low-income families. It makes available grants of up to $5,000 for minor home repairs including accessibility improvements for the disabled. Since 2014 the City has awarded 22 grants. This program will be continued in the 2021-2029 Housing Element with modified objectives to reflect funding and staffing levels.
PROGRAM 4: HISTORIC PRESERVATION TIMELINE: ONGOING Fund the Penn St/Comstock Ave project. Continue to issue Mills Act Contracts and certificate of appropriateness applications. Continue surveys to identify potential historic resources and buildings.	The City of has four designated historic districts and has an ordinance and promotion material to encourage the use of Mills Act Contracts to preserve historic homes and buildings. The City has continued the Mills Act program and in 2016 repurposed a 114-year old structure as part of an affordable housing project at 7306 Comstock Avenue at Penn Street in the Uptown Whittier neighborhood with 9 moderate-income ownership units and 2 market-rate units. The Comstock/Penn project has been completed. A historic preservation program with modified actions related to Citywide historic preservation goals will be continued in the 2021-2029 Housing Element.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 5: SPECIFIC PLANS TIMELINE: ONGOING Continue to implement specific plans to facilitate high quality infill residential development.	The City of Whittier has developed specific plans to guide the development of key areas in the community according to new urbanist principles. The Lincoln Specific Plan was approved for Fred C. Nelles site and will allow up to 750 housing units on the site. As part of the 2021 General Plan update the City has rescinded the Whitter Boulevard specific plan and has designated this area for higher density residential or mixed-use development. The Uptown Specific Plan will remain in effect. Programmatic actions related to specific plan development and implantation will be continued in the 2021-2029 Housing Element to facilitate and offer flexibility for future housing development in on catalyst sites or areas such as the area around the rail station at the Gold Line Terminus.
PROGRAM 6: FRED NELLES SITE TIMELINE: 2014-2015 Approve a specific project concept for the Nelles site and appropriate environmental clearance.	In 2015 the City of Whittier adopted the Lincoln Specific Plan to provide an orderly and efficient development of the specific plan area. The Lincoln Specific Plan serves both planning and regulatory functions including land use regulations, circulation pattern, and development standards. Combined, these elements provide the necessary framework for the creation of a mixed-use, pedestrian friendly, and environmentally sensitive urban infill community. The Plan allows up to 750 housing units on the site. This program is fully implemented and is removed from the Housing Element.
PROGRAM 7: SECOND UNITS TIMELINE: ONGOING Continue implementation and processing of second unit applications that are consistent with municipal code requirements.	Since 2014, the City has permitted 110 second units with the pace of entitlement and construction accelerating at the end of the planning period. Due to the numerous changes to state laws regulating ADU development (previously known as second units), the City will adopt a revised ADU ordinance. This program is an important component of the City's affordable housing strategy and will remain in the Housing Element with strengthened actions to promote development of ADUs.
PROGRAM 8: HOUSING INCENTIVES TIMELINE: ONGOING Continue to implement housing incentives program (density bonus, modifications, and variances) and publicize such programs at the planning counter.	The City facilitates the construction of affordable and market rate housing through a variety of incentives that include a density bonus ordinance mirrored after state law, a minor modification ordinance, and a minor and major variance process. These processes have been successfully used to facilitate the construction of market rate and affordable projects such as the Gables, Summerland Terrace, Mosaic Gardens, and other projects. These housing incentive tools are essential in Whittier, where development opportunities are limited or more challenging due to the availability of land, existing uses, and parcel sizes. This program is continued in the 2021-2029 Housing Element with specific focus on large development projects such as mixed-use developments at the City's major shopping centers or on City-owned property in the Uptown Specific Plan Area.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 9: LOT CONSOLIDATION TIMELINE: ONGOING Continue to encourage lot consolidations where feasible to encourage the construction of higher quality residential projects.	The City continues to encourage lot consolidations where feasible to encourage the construction of higher quality residential projects. As an older, built out community, Whittier has an established urban form that consists of smaller lots, some of which are irregularly shaped. For new infill development to occur, lots often must be consolidated into larger parcels. The City will explore additional incentives for lot consolidation including but not limited to density increases. This program is continued in the 2021-2029 Housing Element.
PROGRAM 10: NEIGHBORHOOD IMPROVEMENTS TIMELINE: ONGOING Continue monitoring, planning, and programming for public improvements that serve the community.	The City prepares a capital improvement program on an annual basis to identify and prioritize the improvements needed. Certain services are tied more directly to specific plan areas, others to private developments, and others to the entire community. In the 2014-2021 planning period, new land was purchased to expand Lee Owens Park, which serves a lower-income community. The expanded park and new recirculating water feature opened in 2021. High profile publicly-funded City infrastructure projects and investments that are currently under construction include the $14 million expansion and renovation of the Whittier Public library, the $13 million 2.8-mile easterly extension to Orange County of the existing 4.5-mile Greenway Trail Class I bikeway and walking trail, and the $13 million newly completed 351-car parking structure in Uptown Whittier. New development is required to provide for certain private and public site improvements as specified in the zoning code. Public improvements and facilities are addressed in the Mobility and Infrastructure Element of the new General Plan. To reduce redundancy, this program is removed from the Housing Element.
PROGRAM 11: INCLUSIONARY HOUSING TIMELINE: ONGOING Continue monitoring state proposed legislation and refine IHO as necessary to ensure compliance with state law.	The City's inclusionary ordinance was suspended due to Palmer decision. City is considering re-establishment of Inclusionary Ordinance because of recent State legislation. The City will explore and evaluate reinstating an inclusionary housing requirement as a mechanism to increase the supply of affordable housing. An updated version of this program is continued in the 2021-2029 Housing Element and will include programmatic actions to explore adoption of an updated inclusionary and density bonus ordinance that is compliance with State Law and encourages development of affordable housing in the City.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 12: ENERGY CONSERVATION TIMELINE: ONGOING Continue to encourage energy conservation through the CalGreen Code, home rehabilitation loan program, and targeted growth strategy into specific plan areas.	The City is dedicated to pursuing environmentally friendly policies, programs and services that expand on past initiatives to promote energy conservation efforts. Climate action policies are included in Resources Element of the new General Plan. In January of 2018 Whittier joined a local consortium, the Clean Power Alliance (CPA), to purchase wholesale electrical power for residents and businesses at competitive rates. Beginning February 2019, the CPA began servicing Whittier customers by purchasing electricity generated from renewable sources and delivering that electricity through the same Southern California Edison (SCE) power poles and power lines. Additionally, new housing projects will have conduits and electrical panels ready for easy installation of rooftop solar panels and EV chargers. An updated version of this program is continued in the 2021-2029 Housing Element and will include programmatic actions to ensure compliance with AB 2188 which requires local governments to adopt a solar ordinance by creating a streamlined permitting process.
PROGRAM 13: HOMEOWNERSHIP ASSISTANCE TIMELINE: ONGOING AND ANNUAL BASIS Complete the Gables Project and allocate AHOP funds. Seek additional funding opportunities to expand homeownership assistance.	The City's Affordable Home Ownership Program (AHOP) is a silent second loan program that allows moderate income households to purchase a designated home at an affordable first mortgage amount that has been fixed by a predetermined formula set by State Law. Affordable units are designated in certain new housing development projects. The City used this program to deed restrict 24 units at the Gables and 9 units at the Guilford Court projects for moderate income households. The City anticipates continued occasional resales of moderate-income affordable units at the Gables and Guilford Court projects to new moderate-income households. An updated version of this program is continued in the 2021-2029 Housing Element. The City anticipates creation of approximately 25 additional AHOP units on City-owned property in the Uptown Specific Plan Area. The Permanent Local Housing Allocation (PLHA) funding generated by SB2 recording fees is anticipated to fund 1-3 AHOP units every five years.
PROGRAM 14: RENTAL HOUSING ASSISTANCE TIMELINE: ONGOING Continue to allocate housing vouchers (LACDC). Promote the federal housing voucher program by providing brochures at the City planning counter, libraries, and other heavily traveled public places.	The Los Angeles Community Development Corporation and County Housing Authority implement the Housing Choice Voucher/Section 8 rental assistance on behalf of Whittier. Currently 632 vouchers are in use in Whittier. The federally funded voucher program is subject to funding fluctuations that are out of the City's control. This program is continued in the 2021-2029 Housing Element with updated objectives to reflect current funding levels.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 15: RESIDENTIAL CARE FACILITIES TIMELINE: 2015-2016 Revise definitions, as needed, for residential care facilities and family in the municipal code to comply with the most current provisions of State law. Continue to implement the reasonable accommodation ordinance.	On November 9, 2005, the City of Whittier approved Ordinance No. 2864 (ZCA 05-002) amending the Municipal Code to streamline approval of large family daycare (more than 8, less than 14 children). On July 10, 2007, the City of Whittier approved Ordinance No. 2896 (ZCA 07-002(B)) amending the Municipal Code to provide provisions for reasonable accommodation procedures for fair housing to disabled and handicap persons. The City of Whittier revised the definition of "family" in 2008 but the definition of "family" still distinguishes between related and unrelated persons in a manner that potentially restricts the housing choices of members of protected classes and that is inconsistent with State law. The City will revise the definitions of "residential care facility" and "family" to bring the Zoning Code into compliance with all current provisions contained within State law. This program is continued in the 2021-2029 Housing Element and will be grouped with other action items addressing governmental constraints to development of housing.
PROGRAM 16: HOUSING FOR DISABLED PEOPLE TIMELINE: ANNUAL BASIS Support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. Reach out to potential developers or service agencies as part of the annual Action Plan solicitation.	The City continues to support agencies in seeking funding, as available, for the provision of housing and services for people with disabilities, including developmental disabilities. The City solicits potential developers or service agencies as part of the annual HUD funding Action Plan process. The 2020 Annual Action Plan identifies HOME funds to assist with the acquisition and rehabilitation of rental housing and home improvement assistance for physically disabled households. An updated version of this program, combined with additional action items related to housing for special needs residents will be included in the 2021-2029 Housing Element.
PROGRAM 17: FAIR HOUSING TIMELINE: ONGOING Provide referrals to the Housing Rights Center and fair housing informational brochures at the public counter, senior center, and library.	The City of Whittier contracts with the Housing Rights Center (HRC), the nation's largest non-profit, civil rights organization dedicated to promoting and securing fair housing. During the 2014-2020 period, HRC has assisted approximately 922 Whittier residents with general housing inquiries. 2020 Annual Action Plan allocated $10,000 to Housing Rights Center to provide landlord/tenant counseling and other fair housing services to Whittier. This program will be included in the 2021-2029 Housing Element and will reflect updated fair housing requirements in state law.
PROGRAM 18: EMPLOYEE HOUSING TIMELINE: 2014 Make amendments to the Whittier Municipal Code to allow for employee housing serving six or fewer residents.	This program has not yet been implemented. The City's Affordable Home Ownership Program (AHOP) awards priority points for persons employed in the City of Whittier. This program be included in the 2021-2029 Housing Element as part of a larger program addressing land use policy changes.

Table 5.1: 2014-2021 Program Accomplishments	
2014-2021 Housing Element Program	Status of Program Implementation
PROGRAM 19: HOUSING AT RISK OF CONVERSION TIMELINE: ONGOING/2014 FOR PRESERVATION Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation. Preserve the affordability of Lutheran Towers for 55 years.	The City assisted a housing developer in acquiring, rehabilitating, and preserving for a new 55-year affordability term 155 units at Whittier Towers, and 74 units at the William Penn Manor. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031), one senior, multi-family development, Whittier Springs (13 units), a development for very low-income disabled residents, is subject to expiration of affordability restrictions. City staff continues to monitor the status of affordable housing rental units and for-sale units. An updated version of this program remains in the 2021-2029 Housing Element, as preservation of affordable housing is an important goal for the City.
PROGRAM 20: HOMELESS SERVICES TIMELINE: 2015-2016 Continue to support homeless services as funds are available. Amend the zoning code to allow transitional and permanent supportive in all zones allowing residential uses, subject to the same permitting process and standards required of residential uses in the same zone.	The City allocates funding to Whittier Area First Day Coalition, The Whole Child, Women's and Children's Crisis Shelter, and Salvation Army to provide homeless person both shelter and services. City also approved a "Homeless Plan" with grant funding from Los Angeles County's Measure H. On February 23, 2010, the City of Whittier approved Ordinance No. 2948 (ZCA09-017) to comply with SB2 and permit emergency shelters as a matter of right in the M-zone. This program will remain in the 2021-2029 Housing Element and will be combined with additional action items addressing homeless resources.
PROGRAM 21: HOUSING ADMINISTRATIVE CAPACITY TIMELINE: ANNUAL BASIS Explore opportunities to transfer additional housing programs and responsibilities to the Housing Authority or other qualified entity. Annually review grants for housing, services, and infrastructure; periodically apply for grants subject to staffing availability.	The City relies on a variety of funding sources (CDBG, HOME, LMIHAF, and future PLHA) to implement housing and community development programs. Maintaining adequate levels of housing program administrative capacity is important to the City. A revised version of this program will remain in the Housing Element with an updated focus on maintaining administrative capacity and funding for housing programs.
PROGRAM 22: HOUSING ELEMENT MONITORING PROGRAM TIMELINE: ANNUAL BASIS Submit annual progress reports to HCD. Seek funding for housing programs. Report on completion of preservation of Lutheran Towers.	Housing Element monitoring is a routine function of the City. The City tracks all housing projects and provides status updates through the Annual Housing Element Progress Report process. This program is folded into an adequate sites program addressing housing resources to meet the 2021 RHNA.

As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and preservation. Table 2 summarizes the quantified and compares the City's progress toward fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community.

	Table 2: Summary of 2014-2021 Quantified Objectives and Progress					
		Income Levels				
Objectives	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction Objectives[1]						
Goal	114	114	135	146	369	878
Progress	57 (25%)		30 (22%)	144 (99%)	273 (74%)	505 (58%)
Rehabilitation Objectives[2]						
Goal	31	76	84	--	--	191
Progress	74 (39%)			--	--	74 (39%)
Preservation Objectives[3]						
Goal	16	295	167	--	--	478
Progress	16 (100%)	295 (100%)	167 (100%)	--	--	478 (100%)
Rental Assistance[4]						
Goal	821			--	--	821
Progress	632 (77%)			--	--	632 (77%)

1. Housing construction goals refer to the provision of sites to address the 2014–2021 RHNA. Progress reflects units permitted as of the end of 2019. The City made significant progress toward its moderate- and above moderate- income construction goals but fell short for the lower-income construction goals.
2. Housing rehabilitation goals are based on the objectives for the City's three home rehabilitation loan and grant programs. The City fell short of the objective due to the lack of a third party contractor to implement the Minor Home Repair Grant Program and in the wake of the 2008 housing crisis, a reluctance on the part of homeowners to encumber their properties with loans secured by deeds of trust.
3. Housing preservation goals refer to the preservation of the Lutheran Towers and monitoring activities for the all at-risk units. The City made significant progress towards the preservation objective. City assisted a housing developer in acquiring, rehabilitating, and preserving for new 55-year affordability term 155 units at Whittier Towers, and 74 units at the William Penn Manor. No at-risk units were lost during the planning period.
4. Rental assistance goals refer to the annual number of housing choice vouchers issued by the County of Los Angeles Housing Authority. While the number of vouchers currently in use in Whittier is 77 percent of the identified goal, the federally funded voucher program is subject to funding fluctuations that are beyond the City's control.

Housing Element Appendix

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Whittier Housing Element Stakeholder/Interested Parties

Company/Organization	Name
Whittier Uptown Association	Fabio Soto
Abundant Housing Los Angeles	Anthony Dedousis
Abundant Housing Los Angeles	Susan Cameron
Abundant Housing Los Angeles	David Barboza
Affirmed	Jeff Edgren
Amcal Housing	Frank Chang
American Red Cross	Amira Seaboch
Amigas 4 My Soul	Raqel Jackson
Andrew's Umbrella, Inc.	Elizabeth Eagan
Assistance League of Whittier	Linda Eagan
BIA of Southern California	Jeff Montejano
Boys and Girls Club	Oscar Hernandez
Boys and Girls Club	
Brandywine Homes	Brian M. Geis
Bridge Housing	Kurt Creager
Bridge of Faith	Carol Reza
Broadoaks Children's School of Whittier College	
Brookfield Properties Development	Dave Bartlett, Chris Ball
Brookfield Residential	Bart Hayashi
C.A.P.C., Inc. (Community Advocates for People's Choice)	Carolyn Reggio
California Association of Realtors	Jeanne Radsick
California Mentor	Amy He
Calvary Baptist Church	John Ploog
Carino Program-SPIRITT Family Services	Elvia Torres
Catholic Rainbow Outreach	
Center for Integrated Family and Health Services	William L Nigh, Executive Director
Center for Recovery from Compulsivities, Inc. (HOW House)	
Century Housing Corporation	Oscar Alvarado
Christian Church Home	Sidney Stone
City Ventures	Ryan Aeh
City Ventures	Briggs D'Eliscu
Community and Human Resources, Inc. (CHARO) Child Development Center	

Whittier Housing Element Stakeholder/Interested Parties

Community Development Commission Community Resource Center	JoAnn Eros-Delgado
Community Legal Aid SoCal.	Michael Behrens
Department of Rehabilitation, State of California	Joe Xavier
DG Therapy Foundation	Hilda Garcia
East Whittier City School District	
East Whittier Lions Club	Lion Miriam Miranda
East Whittier Lions Club	
East Whittier Presbyterian	Jeff Rumble
Easter Seals Society of Southern California	Mark Whitley
Eastern Los Angeles Regional Center	Gloria Wong
Faith Lutheran Church & School	Richard Ross
First Christian Church	Robert Ihler
First United Methodist Church	Rich La Shure
Foley House	
Friendly Hills Property Owners Association	Allan Nakken
Friendly Hills Property Owners Association	
Frontier	Gavin Reid
Habitat for Humanity - Greater LA	Darrell Simien
Harmony Center for Spiritual Living	Rev. Shawn Kindorf
Heritage Housing Partners	Charles Loveman
Hillcrest Congregational Church UCC	Paul Clay
Hispanic Outreach Task Force	
Hispanic Outreach Task Force (HOT)	Dr. David Gonzales Jr.
Housing Rights Center	Frances Espinoza
Intercommunity Child Guidance Center	
Interfaith Food Center	Amy Catt
Jamboree	Laura Archuleta
Jovenes Inc.	Andrea Marchetti.
KDF Communities	John Bernard
KIMCO	Mark Wendel
L.A. C.A.D.A.	Juan Navarro
Lennar	Dan.Hosseinzadeh
LINC Housing Corporation	Will Sager and Rebecca Clar
LINC Housing Corporation	Suny Lay Chang
Los Angeles Commission on Assaults Against Women, Intervention and Prevention Services (Peace over violence)	Patricia Giggans
Los Angeles County Fire Department	Daryl Osby
los nietos school district	flor castillo
Lozeau Drury	Richard Drury

Whittier Housing Element Stakeholder/Interested Parties

Lozeau Drury	Theresa
McCormack Baron Salazar	Jesús Antonio Bermúdez
Mercy Housing	Ed Holder
Meta Housing Corporation	Kasey Burke
National Community Renaissance of California (National CORE)	Sarah Walker and David Grunwald
Parents Without Partners, International #176	Shady Harper
Penn Rehabilitation Services	
PIH Health	
PIH Health	
Plaza de la Raza Headstart - Carmela Children's Center	
PLC	Pat McCabe
Regency Christian Center International	Jim & Renee Cutter
Rio Hondo College	Arturo Reyes
Salvation Army	
Salvation Army	
SantA Fe Springs Salvation Army Transitional Living Center	Mayra Chaidez
Seasons At The Hoover	Dawnelle Feller
Shelter's Right Hand	Laura Randolph
Simpson Housing	Donald Mabry
SKILLS Foundation	Annette Mendoza
South Whittier School District	kurby flores
Southeast Area Social Services Funding Authority (SASSFA)	Kirk Kain
Southern California Rehabilitation Services (S.C.R.S.)	
St. Mary's Place	
St. Matthias Episcopal Church	Bill Garrison
STRIDE Program - Whittier Y.M.C.A.	
Team Parkinson	Edna & John Ball
The Whittier Conservancy	Mary Gorman-Sullen
The Whittier Conservancy	
The Whole Child	Sandra Alvidrez
The Whole Child	
Thomas Safran Associates	Anthony Yannatta
Tri-Cities Regional Occupational Program (R.O.P.)	Dr. John Smith
Trinity Lutheran Church & School	Herbert Percy, Jr.
Veterans of Foreign Wars	Janelle Matthews
Volunteers of America Greater Los Angeles	Karl Calhoun and Jasper Do
Whittier - Rio Hondo AIDS Project, Inc.	Elizabeth Mendia
Whittier Adult Day Health Care Center	Tasleem Ansari
Whittier Area Community Church	John Riley

Whittier Housing Element Stakeholder/Interested Parties

Whittier Area Cooperative Special Education Program (WACSEP)	
Whittier Area Evangelical Ministerial Alliance	Pastor Ortiz
Whittier Area Evangelical Ministerial Alliance	
Whittier Area First Day Coalition	TK Monzon
Whittier Area First Day Coalition	
Whittier Area Interfaith Council	
Whittier Area Interfaith Council	
Whittier Area Literacy Council, Inc.	Cynthia Snyder
Whittier Area Parents Association for Developmentally Handicapped (WAPADH)	Stephen Boyer
Whittier Area Parents Association for Developmentally Handicapped (WAPADH)	
Whittier Chamber of Commerce	Carol Crosby
Whittier Chamber of Commerce	
Whittier Christian School	Carl Martinez
Whittier College	Linda Oubre
Whittier College	
Whittier Community Foundation	Rudy Hernandez
Whittier Community Foundation	
Whittier Consortium	
Whittier Elks Club	Sonia Vivar
Whittier Elks Club	
Whittier Friends School	Cassie Caringella
Whittier Historic Neighborhood Association	
Whittier Historic Neighborhood Association	
Whittier Host Lions	Ruben Armienta
Whittier Host Lions	
Whittier Latino Coalition	
Whittier Latino Coalition	
Whittier Meals on Wheels	Laurie O'Brien
Whittier Rotary Club	Delia Morales
Whittier Rotary Club	
whittier school district	maggie del rio moreno
Whittier Seventh Day Adventist Church	Pastor James Fell
Whittier Soroptimist	Mary Ann Pacheco
Whittier Soroptimist	
Whittier Sunrise Rotary Club Foundation	Richard Shope
Whittier Sunrise Rotary Club Foundation	
Whittier Union High School District	Leighton Anderson, Kevin Jamero
Whittier Union High School District	olga sedillo

Whittier Housing Element Stakeholder/Interested Parties

Whittier Uptown Association	
Whittier Voters Coalition	
Whittier Voters Coalition	
Women and Children's Crisis Shelter	Ruthie Retana Flores
Women and Children's Crisis Shelter	
YMCA of Greater Whittier	Nicholas Limon
YMCA of Greater Whittier	
Zoe Christian Fellowship	Dr. Joshua Smith
	Edward Santana

COMMISSION/COMMITTEE WORKSHOP

December 6th, 2017

SUMMARY

Overview

Commissioners and members of the public discuss Whittier's future.

The City of Whittier held a Commission/Committee Workshop in the afternoon/evening of December 6th, 2017. Twenty-six people attended the workshop: 12 members of the public and 25 members of the following Whittier Commission/Committees:

- Planning Commission
- Historic Resources Commission
- Parks, Recreation and Community Services Commission
- Design Review Board
- Parking & Transportation Commission

The City used its standard protocol for public noticing the Commission/Committee workshop. The workshop was also advertised through the Envision Whittier website and the Envision Whittier social media accounts (Facebook, Instagram, and Twitter). The Commission/Committee Workshop's purpose was to:

- Gain an understanding of the participants' desired outcomes for the process.
- Provide a General Plan overview including purpose, process, and anticipated schedule.
- Summarize background analysis and community input to date.
- Solicit input on key themes leading to preparation of the General Plan Guiding Principles.

Conal McNamara, City of Whittier Community Development Director, welcomed the Commissioners, Committee members, and public to the workshop and introduced the General Plan consultant, MIG (see

Appendix A for the workshop agenda). Esmeralda Garcia, MIG, led the Commissioner and Committee members in a round of self-introductions and sharing their expectations for the General Plan process and/or the General Plan itself.

Following the welcome and introductions, Lisa Brownfield, MIG, presented three topics:

- **General Plan 101:** What is a General Plan, why Whittier is updating its plan, and what are General Plan guiding principles.
- **Existing Conditions Atlas:** The Existing Conditions Atlas, a document summarizing Whittier's current community and culture, access and connections, and health and the environment, is the foundation for the Whittier General Plan update.
- **Engagement Findings:** The General Plan update's stakeholder interviews', Launch Workshops', and citywide questionnaire's findings were summarized.

Following the presentation, City staff and MIG responded to questions. The questions/responses were captured on a wallgraphic (Appendix B).

During the workshop's second half, Whittier Committee/Commission members and the public broke into smaller groups to discuss ideas that emerged from the stakeholder interviews, Launch Workshops, and community questionnaire. Four groups included Commissioners/Committee members, a City staff or MIG facilitator, and a City staff recorder; all community members who wished to participate comprised a fifth group. All groups discussed the following topics (Appendix C includes the questions discussed):

- **Parks, Open Space, and Recreation** - how the City can improve parks, open space, and recreation and access to these facilities.
- **Safety** - how the City can promote a safer environment for the community.
- **Multi-Modal** - what a multi-modal future in Whittier would look like, and how Whittier can improve conditions for walking and other modes of transportation (such as shuttle, bicycle, and trains).
- **Uptown Whittier** - how the City can realize the community's vision for the area.
- **Whittier Boulevard** - how the City can realize the community's vision for Whittier Boulevard, and what types of economic development, housing, and other uses participants envision for Whittier Boulevard in 20 years.

This document summarizes the input provided by the Whittier Commission/Committee members and public, the questions asked during the presentation portion of the workshop, and the breakout sessions' ideas.

Expectations

Whittier Commissioners and Committee members shared their expectations regarding the Whittier General Plan update process and contents. These expectations included:

- Sustain historic resources
- Address traffic
- Maintain collaboration/open mind
- Support new trends/technology/innovations
    - Balance technology and innovation with history
- Capture community input in General Plan
- Embrace comments and solutions, particularly those associated with housing
- Develop concrete suggestions
- Consider changing/growing community

- Improve quality of life
- Establish a cohesive vision and determine how city will progress
- Create a blueprint for land use and circulation decision-making
    - Plan for pedestrians and transit users
- Ensure ideas mesh together through collaborative dialog
- Plan for a sustainable future
    - Balance need to accommodate growth while preserving historic resources
- Preserve our history by learning from our past and embracing the future by looking forward

Presentation Q&A

Throughout the presentation, MIG and City staff responded to Commissioners/Committee members' questions. The following is a summary of questions and comments:

- How is annexation addressed in the General Plan?
- The demographic data regarding the aging population is surprising since the community seems to have many young families.
- Land use scenarios and growth projections, and when these will be developed.
- It appears that most of the questionnaire respondents are concentrated in one geographic area of the city. Answer:
    - The questionnaire was available for the entire community through the Envision Whittier website, Farmers' Market, the Chamber of Commerce's Wake Up Whittier event, and various locations throughout the City.
- Will the questionnaire be redistributed to expand the reach? Answer:
    - This questionnaire response period is now closed but a second questionnaire will be distributed in the next phase of the General Plan update process.
- Does the City have a strategy to reach remaining population? Answer:
    - The next questionnaire will be advertised on the General Plan website, social media, public facilities, and through local business.
    - Commissioners and Committee members are encouraged to reach out to neighbors, friends, and groups to increase participation and awareness.

Members of the public provided the following comments:

- The questionnaire results do not represent the full Whittier population.
- General Plan update materials should be translated into Spanish.
- Website should be used to reach out to people about these events and materials from this meeting should be posted there.
- Too many variances are allowed by the City.

Breakout Session: Summary

After the presentation, Whittier Commission/Committee members and the public divided into five groups to discuss Whittier's future relating to five topics. The following is a summary of ideas expressed by more than one group. Participants were encouraged to suggest ideas for the General Plan to consider. These are summarized under the heading "Other Topics."

Commissioners and members of the public discuss Whittier's future.

Parks, Open Space, and Recreation

Participants discussed how the City of Whittier can both improve existing open/park space, and how new recreation spaces can be created. Participants suggested improving connections between and safer use of existing trails and local parks and recreation facilities. Participants also suggested improving pedestrian facilities throughout Whittier. To provide new open/park space, participants discussed developing shared use agreements with schools' playgrounds and fields, requiring new development to provide open space, and creating untraditional public spaces in untraditional locations, such as community gardens or pocket parks in vacant lots.

Safety

Participants considered how the City can promote a safer environment, as community members perceive crime and homelessness are increasing in Whittier. Participants suggested the City increase the number of visible police patrols, reinvigorate neighborhood watch programs, dedicate more resources to community policing, use technology to increase a feeling of safety, and provide more accurate/current information about crime.

Participants also recommended increasing eyes on the street through land use and infrastructure changes, such as encouraging mixed-use development and encouraging more walking through improved lighting and better sidewalks. Participants suggested providing support for local and regional services for homelessness and natural disaster safety.

Multi-Modal

Participants discussed how Whittier can improve conditions for transportation modes other than driving personal vehicles, through walking, bicycling, transit, and new car technologies. To improve walking conditions, participants suggested improving pedestrian infrastructure (e.g., lighting and sidewalk maintenance) and developing programs to encourage walking such as hosting temporary street closure events and developing walk to school programs.

Regarding transit, participants suggested improving connections to the transit system and increasing transit service overall through shuttle buses from neighborhoods to activity centers, improved local and regional bus systems, and planning for the Metro Gold Line extension. To improve bicycling conditions, participants discussed upgrading bicycle infrastructure (lanes/routes/bike parking), and creating a bike share/rental program. Lastly, participants discussed accommodating ride/car share and accounting for technological improvements such as automated vehicles.

Uptown Whittier

Participants discussed how Uptown Whittier can be enhanced to meet the 2008 Uptown Specific Plan vision. Participants suggested improving Uptown Whittier's physical environment through better pedestrian infrastructure, activating/lighting/policing alleyways, reusing historic buildings, cleaning the streets, adding signage/wayfinding, and addressing parking concerns.

Participants proposed Uptown's land use include more housing (including affordable housing) and mixed-use. Participants suggested promoting the district regionally by improving branding, providing new businesses/industries shared workspaces, and continuing the restaurant renaissance.

Whittier Boulevard

While Whittier Boulevard provides important community goods/services, participants suggested that a variety of land use and infrastructure changes could improve the corridor. Participants would like to see more residential and mixed-use development occur along the corridor through the reuse of aging retail centers and new development. Higher quality retail/restaurants and more entertainment venues were suggested. Participants emphasized design standards need to be established to ensure any new development is pedestrian friendly and well-designed. Participants also want to see more greenery/open space and a better pedestrian environment/infrastructure along the corridor.

Other Topics

Participants highlighted the following topics as important considerations for the Whittier General Plan Update:

- Sustainability/climate change
- Housing (e.g., affordable, aging population, etc.)
- Code enforcement
- Activities (e.g., more farmers markets, a performance art space, etc.)

Breakout Session: By Group

Each group discussion is summarized below, sorted by main topic.

Group 1

Parks, Open Space, and Recreation

- Require new development to provide open space
- Prioritize Class 1 and 4 bicycle infrastructure
- Provide more activities on Greenway Trail
- Provide bike share
- Improve lighting/sidewalks along Trail

Safety

- Provide more police
- Invigorate neighborhood watch
- Encourage more outdoor seating to provide eyes on street
- Improve sidewalks to encourage walking
- Encourage mixed-use development
- Improve lighting in alleys and side streets
- Provide text alert system
- Circulate crime information
- Further publicize Whittier Mental Health Evaluation Team

Multi-Modal

- Improve connections to transit stations
- Bring back trolley/shuttle
- Improve regional and local bus system
- Provide bike share system
- Improve the bicycle infrastructure network
- Separate walking and biking paths
- Install sidewalks where needed
- Improve and provide diagonal crosswalks
- Partner with schools to encourage students walking to and from school
- Encourage synergistic development at proposed Gold Line station

Uptown Whittier

- Clean it up
- Provide plumbing in new multi-deck parking structure
- Prioritize historic preservation
- Incorporate better usage/experience in alleys (e.g., landscaping/dining/etc.)
- Improve streetscape
- Provide more bike parking
- Provide better directional and entrance signage
- Encourage restaurant renaissance

- Encourage more residential development

Whittier Boulevard

- Encourage smaller scale retail
- Encourage housing
- Redesign/stripe road
- Provide more entertainment opportunities
- Provide more family-friendly/lifestyle/experience-oriented shopping centers

Other

- Environmental justice
- Sustainability/climate change
- Affordable & market rate housing
- Technology

Group 2

Parks, Open Space, and Recreation

- Require new developments to provide open space
- Add medians/expand sidewalks
- Expand open space through lot consolidation
- Make shared use agreements with schools/churches
- Make non-traditional parks (e.g., alleyways, temporarily vacant property, right-of-way open space like the Greenway Trail)
- Encourage community gardens and rooftop gardens

Safety

- Increase community policing/funding
- Increase uniformed police presence
- Use technology to increase the feeling of safety
- Create connections within neighborhoods (e.g., block parties)
- Increase personal/property safety (e.g., graffiti and window etching abatement)

Multi-Modal

- Make commercial areas denser to encourage walking/biking
- Commercial areas should have more local shopping opportunities
- Reduce personal vehicle use
- Combine shuttles and park once program
- Support private shuttles
- Make community more transit-oriented (i.e., easy walking/biking distance)
- Allow ride/car sharing
- Consider Five Points as a transit village
- Encourage delivery services to reduce driving

Uptown Whittier

- Allow pop-up shops (short-term to attract non-residents)
- Brand area
- Provide a regional draw (e.g., unique identity, destination, encourage new/non-traditional businesses)
- Provide wayfinding to Uptown
- Work with developers pro-actively
- Allow vertical mixed-use
- Increase residential uses
- Allow lot consolidation

Whittier Boulevard

- Green Whittier Boulevard (particularly east end)
- Plant native vegetation
- Provide more open space (e.g., dog park, use excess parking as open space, etc.)
- Give an open space bonus for new mixed-use projects
- Host a Whittier Boulevard parade (to connect both sides of the City)
- Address unique history of East Whittier
- Reduce scale of commercial businesses
- Implement a commercial façade improvement program
- Consider future of Whittwood Town Center and changing retail

Other

- Update General Plan more often
- Consider sustainability
- Expand stakeholder involvement
- Consider the City's sphere of influence

Group 3

Parks, Open Space, and Recreation

- Provide flexible, programmable space
- Hellman Park issues:
    - Consider options for peak periods, such as morning
    - Look at shuttle options
    - Charge for parking
    - Look at impacts associated with non-Whittier users
- Consider generating revenue options to support maintenance
    - More events to draw people
- Use existing facilities better
- Mange/lease existing facilities' space
- Address parking issues at existing open space
- Create more open space and trail opportunities
- Increase revenue for parks

- Expand the green belt to the Nellis property
- Encourage multimodal connections to open space and recreation
- Provide trailhead access shuttles
- Make use of joint use opportunities

Safety

- Use technology
- Institute a police bike patrol (e.g., in Uptown)
- Address perception of safety issues
- Increase ratio of officers to residents
- Decouple homelessness and crime
- Have police act as outreach help for homeless
- Provide community policing
- Improve lighting in Uptown
- Develop a plan for wildfires
- Ensure Mar Vista Street and Lambert Road are smart streets to reduce vehicle cut through

Multi-Modal

- Mechanize parking
- Disincentivize single drivers
- Adapt to driverless cars
- Provide shuttle bus through neighborhoods to activity spots
- Provide more Dial – A – Ride routes and Sunshine Bus
- Encourage provision of alternative fuels for vehicles within Whittier
- Provide pick-up/drop-off car share locations in Uptown
- Synchronize signals on Whittier Boulevard
- Close streets temporarily for entertainment (e.g., events like Ciclovia)
- Connect districts with bike paths and wider sidewalks
- Provide bike share system
- Prioritize Metro Gold Line extension

Uptown Whittier

- Encourage stronger nexus with Whittier College
- Encourage great eateries
- Provide more entertainment
- Increase revenue
- Make more pedestrian friendly
- Rebuild infrastructure
- Provide proper lighting
- Activate alleyways
- Increase police presence
- Do not allow closed-circuit cameras
- Do not prioritize parking

- Allow higher density housing/more redevelopment
- Allow mixed use (three to four stories with lofts)
- Increase employment in fields such as medicine, restaurants, and biotech

Whittier Boulevard

- Increase residential uses
- Encourage outdoor eateries (e.g., Five Points car wash)
- Encourage adaptive reuse of old retail centers (e.g., Whittwood Town Center)
- Provide electric car stations to Uptown Whittier
- Plant more trees
- Widen sidewalks

Other

- Encourage adaptive reuse
- Encourage filming in Whittier for revenue
- Address homelessness through coordination with County and Federal government (e.g., transitional housing, address mental health, County homeless shelter, etc.)
- Do not allow cheap motels
- Address blight issue with Whittier Boulevard signs
- Provide alternative housing for aging population (e.g., multigenerational housing)
- Balance historic preservation with growth

Group 4

Parks, Open Space, and Recreation

- Increase hours
- Provide more parks
- Require town home/condo communities to have open spaces
- Provide temporary parks (e.g., vacant lots, using public/private partnerships, etc.)
- Require walking trails at shopping centers
- Improve connections to trails
- Improve trail crossing safety for pedestrians and bicyclists
- Improve safety around parks' children areas

Safety

- Increase Uptown residential density
- Increase eyes on the street
- Add more lighting
- Provide services for homeless, those using drugs, etc.
- Increase police presence
- Address perception of crime
- Provide electric car charging parking

Multi-Modal

- Account for technological improvements
- Provide car share
- Provide local shuttles (e.g., Dash)
- Provide express bus service (e.g., Whittier to LA)
- Allow parking at Beverly/Norwalk for using bus
- Activate the transportation center
- Improve crosswalks
- Increase bike parking
- Improve pedestrian lighting

Uptown Whittier

- Provide shuttle to Uptown Whittier from Nellis property
- Incorporate Whittier College as part of Uptown Whittier
- Provide shared work spaces
- Clean streets and decrease graffiti
- Trim trees
- Increase lighting
- Improve streetscape
- Increase signage
- Increase hours of the parking structure
- Encourage valet service
- Install electronic parking meters
- Increase housing

Whittier Boulevard

- Provide shuttles from Uptown to PIH and Nellis property
- Work with County to make a great street
- Encourage pedestrian friendly development
- Improve Whittier Boulevard's west side
- Allow smaller scale/height of development
- Set back development from street
- Create design standards
- Repurpose Sears to housing
- Reuse Quad at Whittier parking structure as housing
- Be proactive about economic development
- Start a farmers' market

Other

- Provide a one-stop-shop for developers
- Equally enforce business permits
- Require seven-day code enforcement
- Partner with PIH/Whittier College
- Bring in an In-N-Out Burger
- Hold farmers' markets in other areas

Group 5

Parks, Open Space, and Recreation

- Increase pedestrian orientation and connectivity
- Require new development to include landscaping and public space
- Make shared use agreements for public school spaces
- Expand fields (both hours and space)

Safety

- Consider environmental justice
- Encourage green buildings
- Develop a disaster communication plan
- Expand homeless services, including job training, using regional solutions
- Provide Wi-Fi citywide

Multi-Modal

- Provide bike rental (e.g., from Uptown community centers)
- Expand existing bus services
- Design Gold Line extension to minimize traffic impact
- Extend sidewalks
- Improve interface between transportation methods

Uptown Whittier

- Make buildings accessible from alleys and street
- Consider the Alpha Beta market site as a development opportunity
- Allow adaptive reuse of buildings
- Allow vertical and horizontal mixed use (e.g., parks on roofs)
- Increase affordable housing
- Balance uses (e.g., restaurant, entertainment, retail, office, etc.)
- Provide incentives for pioneering development projects

Whittier Boulevard

- Transition from car-oriented Boulevard to respect adjacent neighborhoods
- Make into a pedestrian environment
- Provide pocket parks
- Improve street medians
- Provide recreation/sports spaces
- Provide art exhibit & installations
- Provide bicycle access
- Focus on commercial nodes
- Encourage higher quality retail
- Decrease amount of fast food
- Encourage mixed use
- Provide continuum of care facilities

Other

- Performance art space
- Climate change/sustainability (e.g., development patterns, tree canopy, energy use, vehicles, hydrogen fueling, etc.)
- Tiny house development

Appendix

Appendix A: Workshop Agenda

COMMISSION/COMMITTEE WORKSHOP

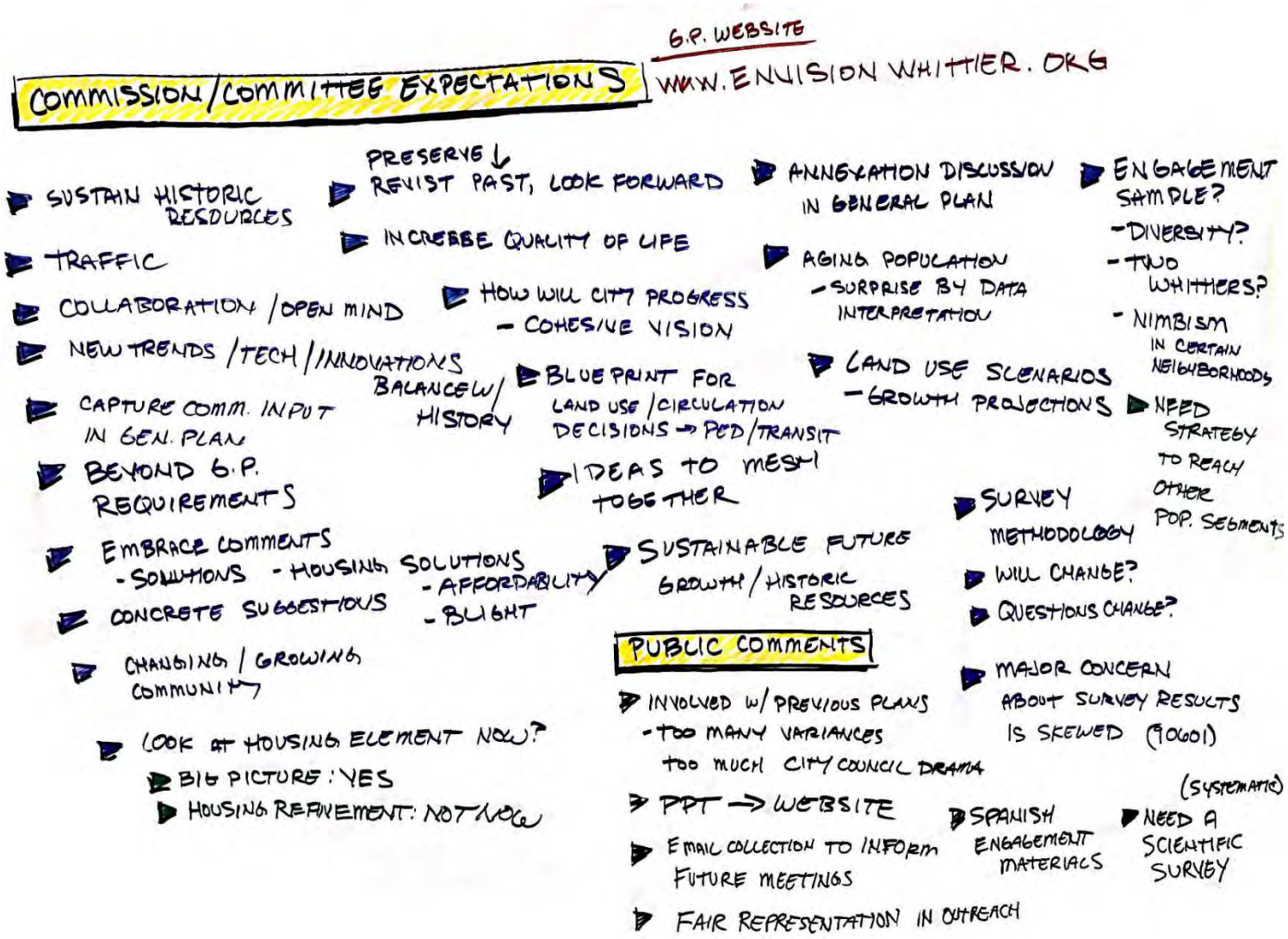
Wednesday, December 6th, 2017
4:00 PM – 8:00 PM

Whittier Community Center
7630 Washington Avenue
Whittier, CA 90602

4:00 – 4:30 PM	I.	Welcome and Introductions • Purpose • Expectations
4:30 – 5:00 PM	II.	What Is a General Plan? • Presentation • Q&A/Discussion
5:00 – 5:30 PM	III.	Envision Whittier Existing Conditions Atlas • Presentation • Q&A/Discussion
5:30 – 6:00 PM		Dinner/Break
6:00 – 6:30 PM	IV.	Envision Whittier Engagement Findings
6:30 – 7:30 PM	V.	Breakout Sessions
7:30 – 7:50 PM	VI.	Discussion/Report Back
7:50 – 8:00 PM	VII.	Summary and Next Steps

Appendix B: Wallgraphic Notes

Part 1: Expectations and Presentation Q&A



Part 2: Breakout Session Report Back

ENVISION WHITTIER

COMMISSION WORKSHOP

DECEMBER 6, 2017

GROUP REPORT BACK

- ENV JUSTICE
- TINY HOUSES
- TECHNOLOGY

SMALL BUSINES – MUNICE CODE
P.3

PARKS OS

JOINT USE OPPS
CHURCHES
GENERATE REVENUE
SHUTTLES
DEVELOPER AGREEMENT
GREENTRAIL – ACTIVATE
BEYOND PARKS
ACTIVATING STREETS
HILLSIDE – OPEN SPACE
PARK "ROTATION"
MILEMARKERS

SAFETY

HOMELESS OUTREACH
TRANSP
ECONDEV
COMMUNITY POLICING
-SUSTAINABILITY
EDUCATION – HOMELESS
-MENTAL HEALTH
CRIME
-PUBLIC ART
TECHNOLOGY – CELL TOWERS
DISASTER COMM PLAN
WIFI – CITY WIDE
DESIGN – INTRVENTIONS

MULTI-MODAL

GOLD-LINE
ALT CAR RIDE SHARE
SHUTTLES – UPTOWN
IMPROVED CONNECTIONS
– TRANSIT
MICRO TRANSIT
TRAFFIC CUES FOR PEDS

UPTOWN

ALLEY – MAXIMIZE
MIXED USE
VACANT LOTS
GATEWAYS
SIGNAGE
ACTIVATE STREET
IDENTITY – BRAND
NEIGHBORHOOD RETAIL
ALPHABETA SITE

WHITTIER BLVD

ADAPTIVE REUSE
HOUSING – MULTI-GEN
PRESERVATION
FAM. FRIENDLY
PARADE
POCKET PARKS
COLLABORATE W COUNTY
DESIGN STANDARDS

Part 3: Map of Whittier

Appendix C: Break Out Session Discussion Questions

Parks, Open Space, and Recreation
Q1. How can the City realize a vision for improved parks, open space, and recreation?
Q2. How can we improve access to parks, open space, and recreation?

Safety
Q: How can the City promote a safer environment for the Whittier community through the General Plan?

Multi-Modal
Q1: What would a multi-modal future look like for Whittier?
Q2: How can we improve conditions for walking in Whittier?
Q3: How can we improve conditions for other transportation modes, such as shuttle, bicycle, and train?

Commercial area: Uptown Whittier
Q: What will Uptown Whittier look like to realize the community's vision?

Commercial area: Whittier Boulevard
Q1: How can the City realize the community's vision for Whittier Boulevard?
Q2: What types of economic development, housing, and other uses do you envision for Whittier Boulevard in 20 years?

Other
Q: Are we missing any topics or guiding principles you think critical to this General Plan?

Envision Whittier Public Workshop: Guiding Principles and Opportunities for the Future June 20, 2018 Summary

Overview

Participants discuss their opinions on Whittier's future land use and transportation opportunities (left) and the Envision Whittier guiding principles (right).

The City of Whittier held the Envision Whittier Public Workshop: Guiding Principles and Opportunities for the Future in the evening of June 20th, 2018 from 5:30 – 7:30 p.m. Approximately 40 members of the public attended. The Public Workshop was advertised through the Envision Whittier website, the Envision Whittier social media accounts (Facebook, Instagram, and Twitter), flyers, and the City's standard protocol for public noticing. Partners of the community, including local community and business groups, promoted the event to their members.

The purpose of the Workshop was to:

- Share Whittier's economic opportunities analysis and the results of the second Envision Whittier questionnaire,
- Solicit input on Envision Whittier's draft guiding principles, and
- Solicit input on opportunities for land use and transportation strategies for the City.

The workshop consisted of three parts: an open house, a presentation, and breakout group activities (see Appendix A for the workshop agenda)

1. **Open House**: Guiding principles are the framework for the General Plan update. The guiding principles frame if and how Whittier changes over the next 20 years. The intent of these principles is to ensure that land use, transportation, and other planning decisions maintain the qualities Whittier treasures and move the community toward the future it desires. Participants provided

feedback regarding the Envision Whittier draft guiding principles during the open house segment of the workshop (see Appendix B for the guiding principle comment boards).

2. **Presentation**: Conal McNamara, City of Whittier Community Development Director, welcomed participants to the workshop and introduced the General Plan consultant, MIG. Jose Rodriguez, MIG, presented three topics (see Appendix E for the presentation content):
    - *General Plan Overview:* What is a General Plan, why Whittier is updating its plan, and where the City is in the process of updating the plan.
    - *Retail Trends:* Retail trends in the City of Whittier and across Southern California.
    - *Breakout Activities:* A summary of the breakout activities, and associated background research, outreach, and analysis.

3. **Breakout Activities:** Following the presentation, participants assembled into six groups to discuss the concepts presented in the PowerPoint and a series of questions (see Appendix C for discussion maps and notes). Each group discussed all three topics (Appendix D includes the questions discussed):
    - Land use along Whittier Boulevard
    - Land use in two district areas of the city. For discussion purposes, these are described as: North Focus Area/Employment Hub and Lambert Nodes
    - Mobility in Whittier

This summary describes the participants' input about the draft guiding principles and the breakout activities' ideas and responses.

Open House: Summary

Members of the public discuss and provide feedback on the Envision Whittier draft guiding principles.

Display boards presenting the draft guiding principles were stationed around the room. Participants placed a green sticker underneath a draft guiding principle if they liked it or a yellow sticker if they thought it could be improved. Those who thought the principle could be improved wrote their edits or comments on a sticky note and placed it on the board. All ideas to improve the guiding principles (the guiding principles are in italics) are summarized below. Appendix B contains the boards.

Guiding Principle: Whittier has a small town feel with a strong sense of community where gathering spaces, engaging events, and attractive streetscapes and greenways connect the community physically and socially. Our vibrant Uptown, diverse commercial corridors, stable residential neighborhoods, and natural open spaces provide places where all community members feel at home.

Five people liked this principle; six thought it could use work. Ideas to improve the principle included:

- Emphasize community development instead of dense residential communities to maintain small-town feel
- Use term “historic” to describe Uptown
- Address concern that Whittier’s small-town feel is disappearing due to increasing residential density

Guiding Principle: Whittier strives to preserve its historic landmarks and districts, protect its hillsides, grow local businesses, and promote quality neighborhood character while encouraging complementary, managed, and sustainable growth.

Ten people liked this principle; one thought it could use work. Ideas to improve the principle included:

- Preserve only the essential history of Whittier: everything old is not necessarily relevant
- Emphasize quality entertainment (e.g., a Laemmle Theater)
- Ensure historic landmarks and districts are identified

Guiding Principle: Whittier embraces Uptown as its urban retail core with local businesses, events, civic institutions, and a safe environment. Whittier promotes a unified Whittier Boulevard as a corridor that connects our neighborhoods to adjacent communities and provides a diversity of commercial businesses and institutions for locals and visitors. The Boulevard also benefits from the presence of higher-density housing that offers homes to people of all income levels and lifestyles.

Two people liked this principle; four thought it could use work. Ideas to improve the principle included:

- Ensure Uptown has quality and diverse retail establishments
- Address traffic on Whittier Boulevard
- Split principle into multiple parts
- Whittier Boulevard does not currently offer housing to people of all incomes
- Be careful about residential-only projects crowding out new commercial development
- Address traffic flow on Whittier Boulevard
- Address safety (e.g., permanent police patrols on foot in Uptown Whittier)

Guiding Principle: Whittier strengthens its economic prosperity by leveraging local assets and establishing community partners to grow quality jobs, enhance services, and maintain stable revenues.

Three people liked this principle; six thought it could use work. Ideas to improve the principle included:

- Clarify what "leveraging local assets" means
- Address homelessness and safety for underserved parts of the Whittier community in these principles

Guiding Principle: Whittier offers attractive, convenient transportation options and provides walkable, livable streets while continuing to strengthen access to the greater region.

Two people liked this principle; eight thought it could use work. Ideas to improve the principle included:

- Include "public transit" that is accessible to all, and ensure there is public transportation between retailers
- Add "cyclable"
- Guiding Principles seem to be aspirations not statements of facts
- Emphasize other types of transportation (e.g., shared-ride drop offs in Uptown Whittier and bicycle parking)
- Support idea that Whittier should offer convenient public transportation options for all, especially between retailers
- Add that streets should be maintained (e.g., striping and repairs from tree routes)
- Add improved access (shuttle or parking) to recreation areas such as the Greenway Trail and picnicking areas
- Improve walkability such as adding sidewalks (e.g., on Michigan Avenue)
- More public transit between retailers
- Change "Whittier offers" to "Whittier should strive to offer"
- Improve the Whittier Transit hub
- Add "increase safety" so people will feel safe walking

Guiding Principle: Whittier values and is committed to enhancing the Puente Hills Preserve, a safe and scenic trail system, and diverse recreational facilities where the community can experience nature and engage in healthy activities.

Five people liked this principle; five thought it could use work. Comments included:

- Ensure this principle includes no drilling for oil
- Include protecting natural habitat of the hills
- Do not limit community from using trails by prioritizing habitat protection

Guiding Principle: Whittier wisely manages its open space, water, energy, and air resources for sustainable use.

Three people liked this principle; four thought it could use work. One idea to improve the principle was provided:

- Add “Whittier is committed to become a leader in sustainability including achieving net zero emissions”
- Develop more open space if funding is available
- Emphasize open space, not pocket parks
- Use aqueduct or reservoir in Whittier
- Change “wisely manages” to “should strive to wisely manage”; there is work to be done

Guiding Principle: Whitter residents, business interests, and local decision makers come together and celebrate Whittier’s shared community values while working toward Whittier’s best community interests.

Three people liked this principle; five thought it could use work. Ideas to improve the principle included:

- Ensure Whittier’s diverse population is included in this collaboration
- Ensure residents equally participate in this effort
- Support portion about community coming together. There are great examples of people coming together to act.
- Encourage business interests to allow an active night life and increase the City’s tax base
- Consider reducing overall water costs
- Address Uptown safety concerns and concerns about homelessness
- Add education about historic resources’ value and advantages of preservation to promote “shared community values”

Breakout Session: Summary

Workshop attendees divided into six groups to discuss three topics: Whittier Boulevard, North Focus Area/Employment Hub and Lambert Nodes, and mobility in Whittier. The following is a summary of themes discussed by the majority of groups and more specific ideas expressed by two or more participants. Comments are summarized per group in the section “Breakout Session: By Group.” See Appendix C for full comments.

Members of the public discuss Whittier’s future.

Whittier Boulevard

Discussion focus areas along Whittier Boulevard

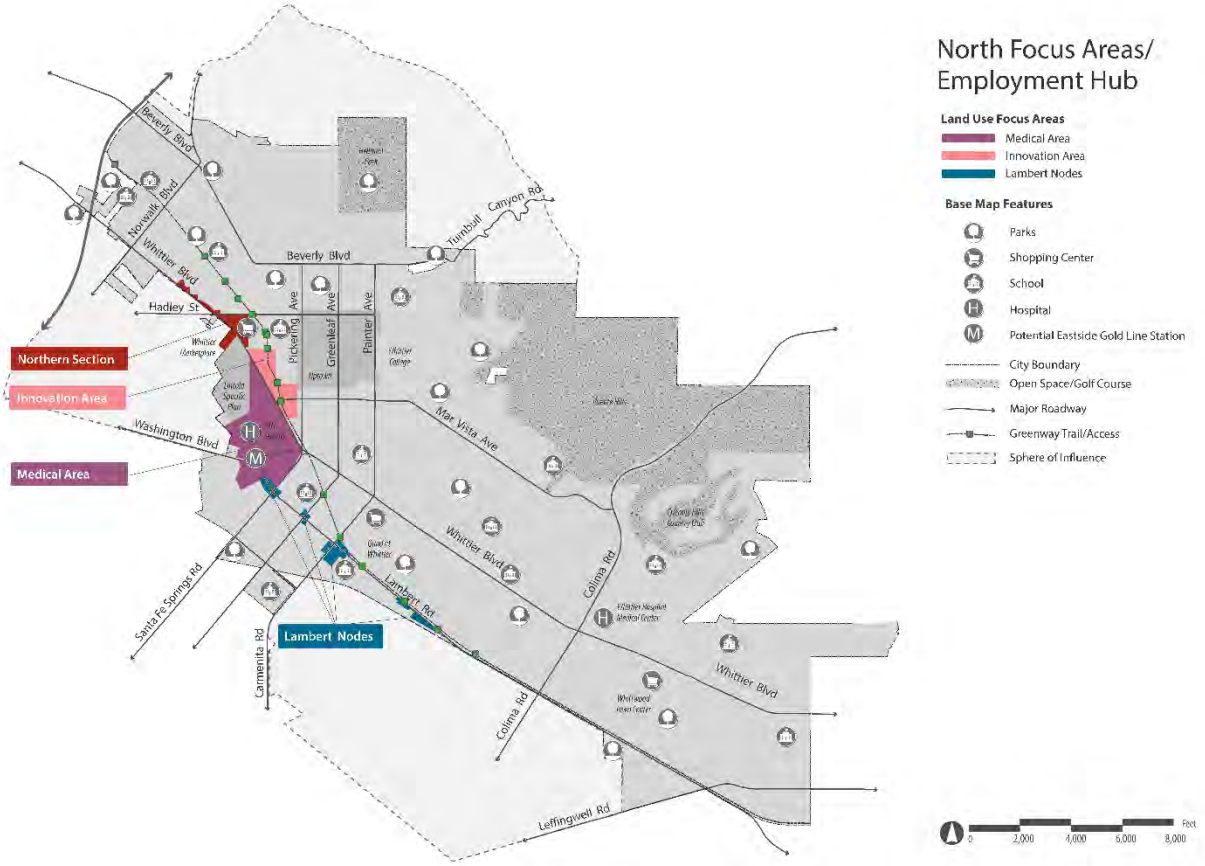
Themes

Participants discussed what new land uses they would like to see along Whittier Boulevard between Santa Fe Springs Road and Valley Home Avenue in the future. Overall, participants would like to make Whittier Boulevard a destination by developing an entertainment or art venue (e.g., a playhouse, movie theater, or art gallery) along the corridor. Participants would also like to make the corridor more walkable and inviting with new public spaces and placemaking.

Ideas expressed by two or more participants

- Incentivize development along Whittier Boulevard
- Encourage mixed-use development with both retail and housing components
- Build an entertainment feature in the Quad or Colima Section
- Add active open space. For example, a parking lot could be repurposed at either Santa Fe Springs Road or in the Quad at Whittier as open space for food trucks or a farmer's market, a playground, and more tree coverage to create a village atmosphere. A space for children to play and small businesses, such as food courts or a snack shop, could be located in the Central Section.

North Focus Areas/Employment Hub



Discussion focus areas in the North Focus Areas/Employment Hub and along Lambert Nodes.

Themes

Participants discussed what future land uses they would like to see along Whittier Boulevard between Norwalk Boulevard and Santa Fe Springs, as well as certain parcels off of Lambert Road. For the North Focus Areas/Employment Hubs, participants suggested bringing new services, such as restaurants and other health food options, to the area that could serve the surrounding district. Participants also wanted the City to encourage housing, such as senior housing or affordable housing for hospital workers, possibly as part of mixed-use developments. Lastly, participants wanted new public space amenities in the area. This could accommodate a farmer's market or food co-op.

Ideas expressed by two or more participants

- Ensure the Gold Line station comes to Whittier and build a parking garage for users
- Make new services and retail in North Focus Areas/Employment Hubs accessible to Greenway Trail users
- Turn parking lots into parking structures in North Focus Areas/Employment Hubs
- Encourage new medical and technology businesses, such as biotech labs, a health business incubator, or medical training schools in the North Focus Areas/Employment Hubs
- Encourage small businesses and new housing development, such as affordable housing, to locate along the Lambert corridor
- Ensure there is access to the Greenway Trail from residential cross-streets along the trail corridor near Lambert Road

Mobility

Themes

Participants discussed how to improve mobility in Whittier. Participants suggested the City improve walkability by improving pedestrian crossings, sidewalk quality, and lighting throughout the City. Participants also discussed providing better transportation to the City's trailheads to address parking concerns and to Uptown Whittier to bring more activity.

Ideas expressed by two or more participants

- Add more attractive rest stops and parking along the Greenway Trail, and improve trail access by connecting with the San Gabriel River Trail and Norwalk Boulevard
- Provide better access between Uptown Whittier, trails and parks, the potential Gold Line station, and major activity areas such as Whittier Boulevard and PIH Health, as well as access to destinations outside of Whittier, such as DTLA Union Station, El Segundo business centers, and the Norwalk Transit Center.
- Improve walkability and bikeability by enhancing access between neighborhoods and destinations and investing in a bicycle share system.

Breakout Session: By Group

Each group discussion is summarized below, sorted by main topic.

Group 1

Whittier Boulevard

Location/district specific comments included:

- Quad Section: Add entertainment feature (e.g., bowling or cinema)
- Colima Section: Provide senior housing, a large attraction, and upscale retail choices (e.g., Nordstrom Rack)
- Whittwood Town Center: Redevelop with residential or entertainment (e.g., Round One Bowling or cinema) to replace Sears
- Southern Section: Encourage mixed-use; develop a gathering space or community garden around historical sites

North Focus Areas/Employment Hub

Overall comments:

- Ensure pedestrians access to Greenway Trail from the cross streets between Lambert Road and Colima Road

Location/district specific comments included:

- Medical Area: Replace surface parking with parking lots and one-story buildings with mixed-use development. Encourage restaurants serving the Greenway Trail, provide public gathering spaces (tied to hospital visitors), and provide homeless services.
- Lambert Road and Santa Fe Springs Road: Develop sports complex

Whittier Mobility

Overall comments:

- Provide shuttle loops between the Gold Line and east side of the city, Uptown Whittier (remove vehicles from Greenleaf for shuttle), and to trails/parks (e.g., Greenway Trail to Hellman Park).
- Improve service wait times for Norwalk Transit – 7 and Montebello – 10 existing transit lines
- Create a bike share system
- Develop a pleasant walking environment (e.g., encourage better landscaping) for access to destinations

Location/district specific comments included:

- Colima Road and Whittier Boulevard: Improve pedestrian crossing
- Greenleaf and Hadley Street: Install scramble crosswalk
- North Greenway Trail: Complete connection between Greenway Trail and San Gabriel River Trail

Group 2

Whittier Boulevard

Overall comments:

- Incentivize development with public-private partnerships
- Develop an entertainment or art venue (e.g., art house/theater/Laemmle Theater)
- Currently people have dinner in Whittier but go out on the town in other cities
- Remove billboards along Whittier Boulevard

Location/district specific comments included:

- North Quad Section: Add open space with food trucks and a farmer's market
- Quad Section: Add entertainment (e.g., movies) for families and more patrols/private security. Use parking lot for open space and facilitate market activity.
- Central Section: Redevelop former Motel 6; use library as active open space (e.g., splash pad); and add restaurants and local businesses (e.g., snack shop).
- Whittwood Town Center: Add bakery (e.g., 85 Degrees) and a theater. Reconsider three Starbucks locations (too close together).
- Southern Section: Add bicycle lanes and traffic calming

North Focus Areas/Employment Hub

Overall comments:

- Provide a park and ride in a plan for the Gold Line

Location/district specific comments included:

- Lambert Road: Encourage location of smaller businesses along road
- Colima Road and Lambert Road: Add better lighting and landscaping
- Lambert Nodes farthest to south: Parking is challenging. Allow access to trail directly.
- Medical Area: Add trauma center, services for limiting off-site travel, kiosks, open space, mixed-use with retail and housing, restaurants and outdoor seating, parking structure. One goal should be for the area to offer enough food options.
- Greenleaf and Greenway Trail: Add dog park and connect to PIH Health.

Whittier Mobility

Overall comments:

- Provide an express shuttle between DMV, Uptown, and to special events, Parnell Park, SGV and Whittier Narrows. The shuttle should be the same style as the Hollywood Bowl shuttles and should be express at certain times of day/days of week.
- Improve Uptown parking, ensure parking rules are enforced, and allow electronic payment options
- Add bicycle lock up options to shuttle stops
- Provide shuttle to El Segundo business centers and parks

Location/district specific comments included:

- Between Northern Section and Innovation Area: Add crosswalks on Whittier Boulevard
- Uptown Whittier: Design curb spots for Uber/Lyft
- Eastern portion of Mar Vista Avenue: improve sidewalk
- Painter Avenue between Whittier College and Quad at Whittier: Improve connection between areas
- Quad Section of Whittier Boulevard: Street needs shade
- Colima and Whittier Boulevard: Improve safety and add lighting
- Lambert Road: Repave road
- Whittier College: Address distracted walking/driving
- PIH Health: Build bicycle trail into PIH Health and around buildings

Group 3

Whittier Boulevard

Overall comments:

- Ensure predictability in land use/zoning for developers to encourage developer investment, as well as incentivize development wanted by City
- Look at underused land for overlay areas/districts to provide housing
- Encourage a playhouse/art gallery to locate in the center of Whittier Boulevard

Location/district specific comments included:

- Quad at Whittier: Bring unique/quality restaurants here
- Colima Center: Bring playhouse or something similar to support arts to bring life to center
- Whittwood Town Center: Encourage a theater (possibly a Laemmle Theater) to locate here and a live entertainment venue or amphitheater

North Focus Areas/Employment Hub

Overall comments:

- Do not add residential without adding businesses as well

Location/district specific comments included:

- Medical Area: Encourage diversity of non-medical uses to supplement hospital, such as biotech, and add a park and ride structure (for future Gold Line state and to facilitate workforce access)
- Lambert Nodes: Improve sidewalks, create a housing overlay with development incentives, and do not allow more liquor stores. Create a low-rent commercial district to encourage retail variety.

Whittier Mobility

Overall comments:

- Extend bus services past 9:00 pm
- Provide shuttle from Uptown to hiking trails to address parking concerns, as well as to Greenway Trail
- Improve sidewalks and ensure pedestrian safety

Location/district specific comments included:

- Uptown Whitier:
    - Whittier Transportation Depot: Add transportation stops on Greenleaf
    - Hadley Street and Pickering Avenue: Brighten/strengthen streetlights
    - Hadley Street and Washington Avenue: Improve crosswalk
- Beverly Boulevard (near Norwalk Boulevard): Make sidewalk more pedestrian friendly. Fast traffic deters pedestrians.
- Residential areas along La Cuarta Street in Friendly Hills: Improve sidewalks
- Whittier Boulevard and Penn Street: Allow a temporary bazaar/public space at King Richard's Antique Vintage Center
- Greenway Trail: Provide more attractive rest stops and parking for trail access

Group 4

Whittier Boulevard

Overall comments:

- Connect the east/west sides of town
- Add mixed-use developments and parking structures along the Whittier corridor (Quad, Colima, and Southern Sections) in podium-type development, as corridor is an ideal location for multi-family housing and street-level retail. This can improve sustainability and walkability.
- Add bicycle lane to Whittier Boulevard and make more attractive
- Concern about how to make corridor more walkable (understand difficulty with Caltrans ownership)
- Concern about how to turn Environmental Protection Agency (EPA) Superfund site at Five Points into a health district

Location/district specific comments included:

- Colima Section: Add movie theater. Concern that there is movie theater saturation in the area (e.g., theaters in Brea and La Habra). Issue with theater in Uptown Whittier is difficultly parking.
- Whittwood Town Center: Expand public space/events to make Whittwood a destination

North Focus Areas/Employment Hub

Overall comments:

- Physically connect PIH Health and Whittier College
- Fight to locate Gold Line station in Whittier
- Take advantage of PIH Health location and provide development incentives to area
- If providing additional jobs, provide additional housing as well

Location/district specific comments included:

- Medical Area: Encourage development of a high-quality hotel (e.g., Residence Inn) in a pedestrian-oriented area, medical and technology uses (e.g., drug testing facility, biotech labs, etc.), and a heart research center. Overall, encourage supporting businesses to move in.

- Nellis Site: Develop a full-service retirement facility

Whittier Mobility

Overall comments:

- Require rideshare parking spots in parking lots
- Develop a trail from Uptown to Whittier Boulevard
- Create shuttle route connecting major activity areas (east to west): Whittier Boulevard, Lambert Road, Uptown Whittier, and PIH Health. Engage Whittier College and PIH Health in development.
- Develop internal shuttle to connect to Gold Line Station
- Integrate County bicycle system with Whittier's
- Make Whittier more walkable (and decrease driving) by improving walkability near grocery stores and encourage convenience stores in neighborhoods
- Encourage children to walk to school and improve safety to do so
- Make community bikeable

Group 5

Whittier Boulevard

Overall comments:

- Encourage more mixed-use
- Incorporate open/inviting space (e.g., art walk, Glendale Americana "feel," spaces for community to gather, etc.)
- Provide real affordable housing/mixed-housing opportunities within developments/centers

Location/district specific comments included:

- Quad at Whittier: Provide open space, a small-town atmosphere, connectivity between retail, and affordable lofts. Replace parking structure with mixed-use, playground areas, affordable housing, tree coverages, and a village atmosphere.
- Southeast portion of Central Section: Add small district with place for children to play and mixed-use with casual food courts
- Whittwood Town Center Sears: Repurpose as mixed-use with community garden, farmers market, bicycle connections, and coaching spaces

North Focus Areas/Employment Hub

Overall comments:

- Encourage environmental sustainability
- Encourage multi-option/multi-generational housing

Location/district specific comments included:

- Medical Area: Connect more restaurants/health food/services to Greenway Trail. Provide design elements that incorporate water features. Create health business incubators. Provide healthy foods, Community Supported Agriculture (CSAs), a permanent farmer's market, health themed

restaurants, a food co-op, and public space. Create a health complex surrounding a Whole Foods.
- Lambert Nodes: Encourage more businesses/mixed-use
- Southeast portion of Lambert Road: Provide very low-income affordable housing
- Innovation Area: Allow minimalist/tiny houses or units in existing industrial areas

Whittier Mobility

Overall comments:

- Invest in a bike share system
- Create infrastructure to support autonomous transit/cars
- Provide bike access between Greenway Trail and PIH Health
- Develop a shuttle to Uptown. This will result in more customers for the district.
- Encourage ridesharing
- Begin developing infrastructure to support Gold Line station
- Express buses to Gold Line from La Habra/East Whittier

Location/district specific comments included:

- New Uptown parking structure: Use as meeting point for shuttles to trails, PIH Health, Whittwood Town Center, and Lincoln Specific Plan area (link all shuttle routes to Quad)

Group 6

Whittier Boulevard

Overall comments:

- Create public gathering spaces
- Encourage commercial instead of residential
- Do not allow more housing along this stretch of Whittier Boulevard
- Develop a sports complex and more schools, as new development is bringing in more families
- Develop new housing near schools to encourage alternative modes of commuting and traveling
- Create public gathering spaces in each section of Whittier Boulevard so they are reachable by walking for every neighborhood
- Add more commercial along Whittier Boulevard that caters to college students

Location/district specific comments included:

- Northern Quad Section: Encourage housing/mixed-use near Gold Line station
- Colima Section: Develop public space and hold community events here
- Whittier Boulevard between 605 and Sorenson Avenue: Encourage more commercial

North Focus Areas/Employment Hub

Overall comments:

- Build more schools if developing additional housing
- Provide senior housing near the hospitals, a magnet school, jogging trail, and health recreational activities.

Location/district specific comments included:

- Medical Area: Build parking structure for possible Gold Line station; encourage development of senior housing and restaurants/eateries and a small food court; build a community garden, outdoor gathering areas, an indoor community meeting space, library outlet, and location for health/nutrition classes. Develop a nursing, med-tech, and/or hospital training school. Provide affordable housing for hospital workers. All of this will bring in more tax revenue for the City.

Whittier Mobility

Overall comments:

- Provide a shuttle connecting major destinations
- Increase walkability between Uptown and PIH Health Hospital
- Build a bridge at Five Points to connect to the Greenway Trail
- Provide express shuttle services to Gold Line station, Norwalk Transit Center, and Union Station
- Provide shuttle connectivity from trailheads to Uptown Whittier (economic opportunity area), especially on weekends
- Provide shuttle between Norwalk Transit Center, Uptown, the Civic Center, the Quad at Whittier, and PIH Health
- Provide shuttle connectors along major roads
- Provide shuttle stop on La Cuarta Road in the neighborhoods
- Develop a bus tracker app

Location/district specific comments included:

- Improve the Mar Vista Street and Whittier Boulevard crosswalk
- Norwalk Boulevard and Greenway Trail: Provide ramp from trail
- Medical Area: Add crosswalks across Whittier Boulevard
- Greenway Trail: Provide a snack shop along the trail with a resting place

Appendix

Appendix A: Workshop Agenda

Envision Whittier
A community-driven General Plan

Public Workshop:
Guiding Principles and Opportunities for the Future

Parnell Park, 15390 Lambert Road, Whittier, CA
June 20, 2018
5:30 - 7:30 pm

AGENDA

5:30 - 6:00 pm Welcome and Registration

Visit the Guiding Principles and questionnaire summary boards.

6:00 - 6:15 pm Presentation

The team will provide a General Plan status update, economic analysis outcomes, questionnaire results overview and the purpose of today's meeting.

6:15 - 7:10 pm Breakout Discussions

Small group discussions on specific topics.

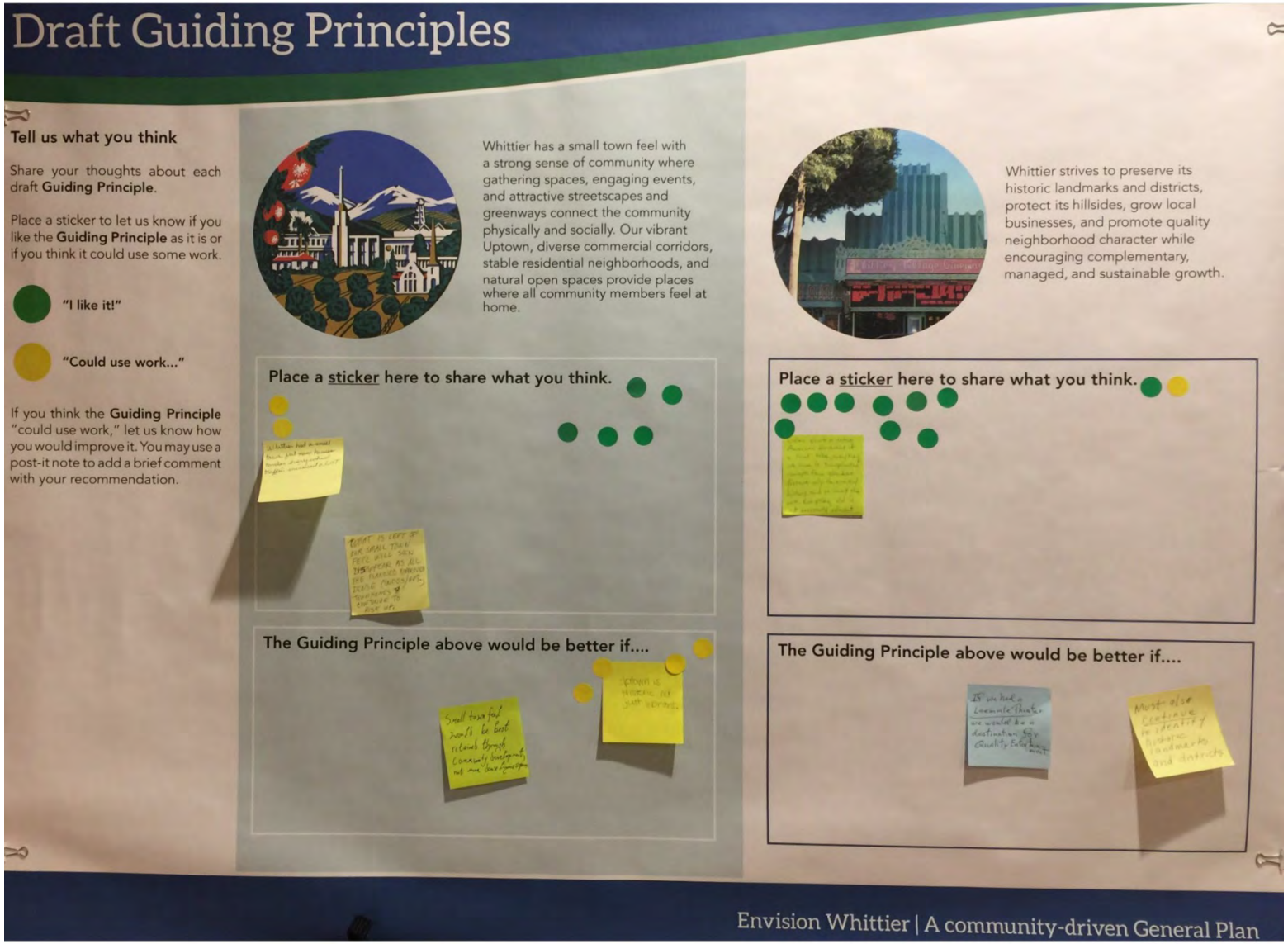
7:10 - 7:25 pm Report Out

Each group reports back.

7:25 - 7:30 pm Closing & Next Steps

Thank you for attending today's meeting.
We hope you continue to be involved!

Appendix B: Guiding Principle Boards



Draft Guiding Principles

Tell us what you think

Share your thoughts about each draft **Guiding Principle**.

Place a sticker to let us know if you like the **Guiding Principle** as it is or if you think it could use some work.

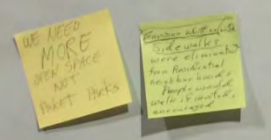
"I like it!"

"Could use work..."

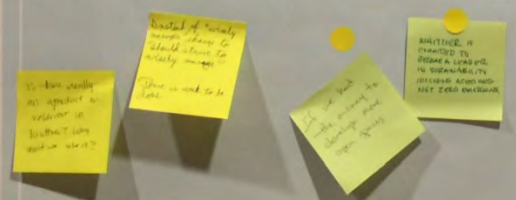
If you think the **Guiding Principle** "could use work," let us know how you would improve it. You may use a post-it note to add a brief comment with your recommendation.

Whittier wisely manages its open space, water, energy, and air resources for sustainable use.

Place a sticker here to share what you think.

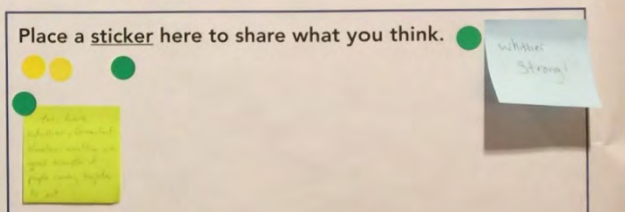


The Guiding Principle above would be better if....

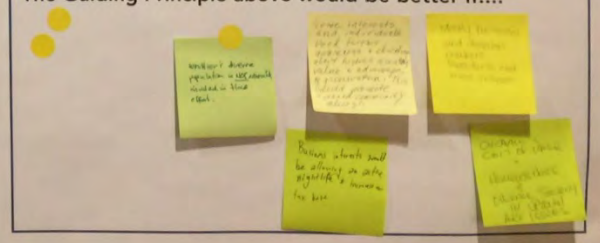


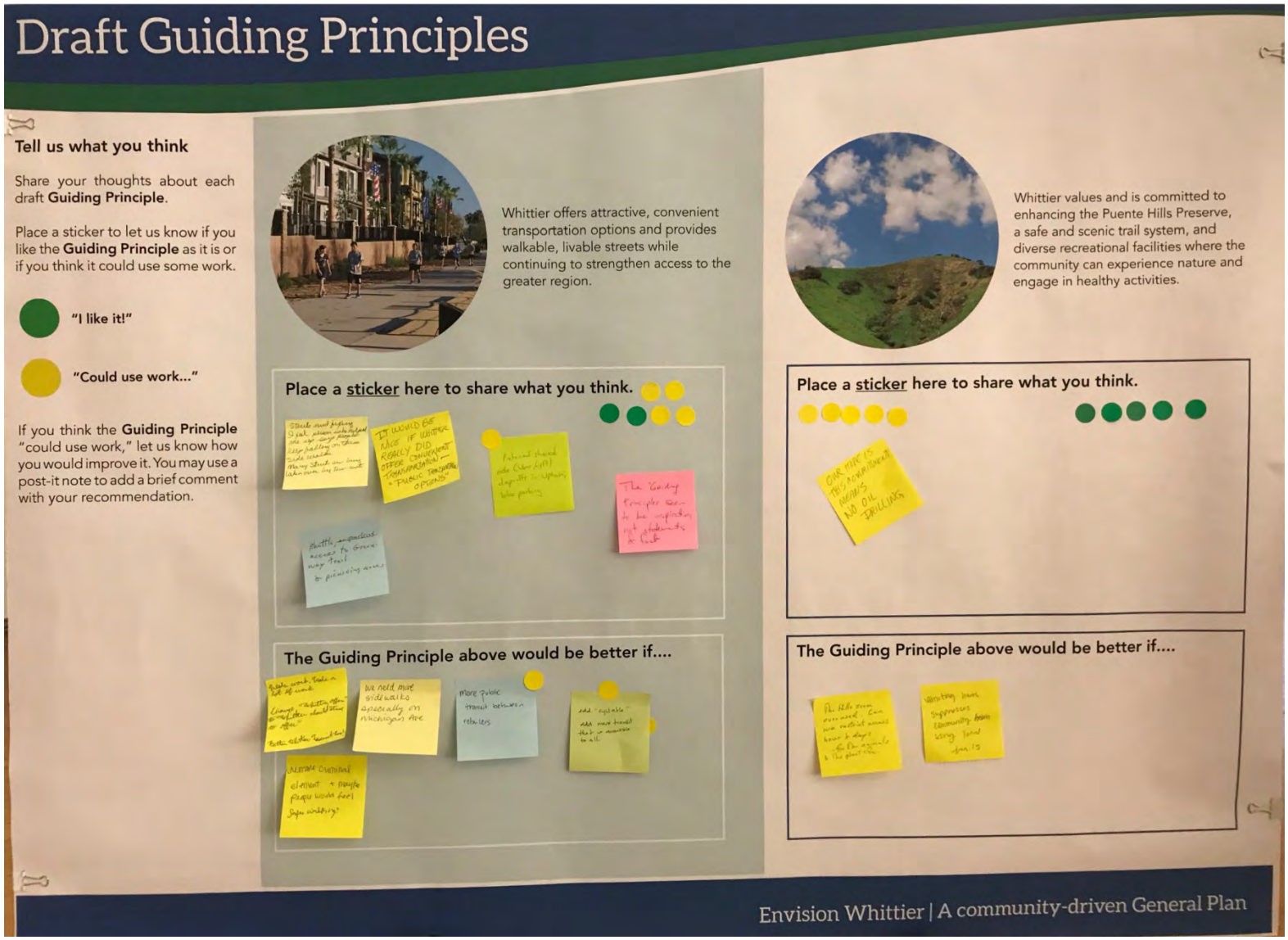
Whitter residents, business interests, and local decision makers come together and celebrate Whittier's shared community values while working toward Whittier's best community interests.

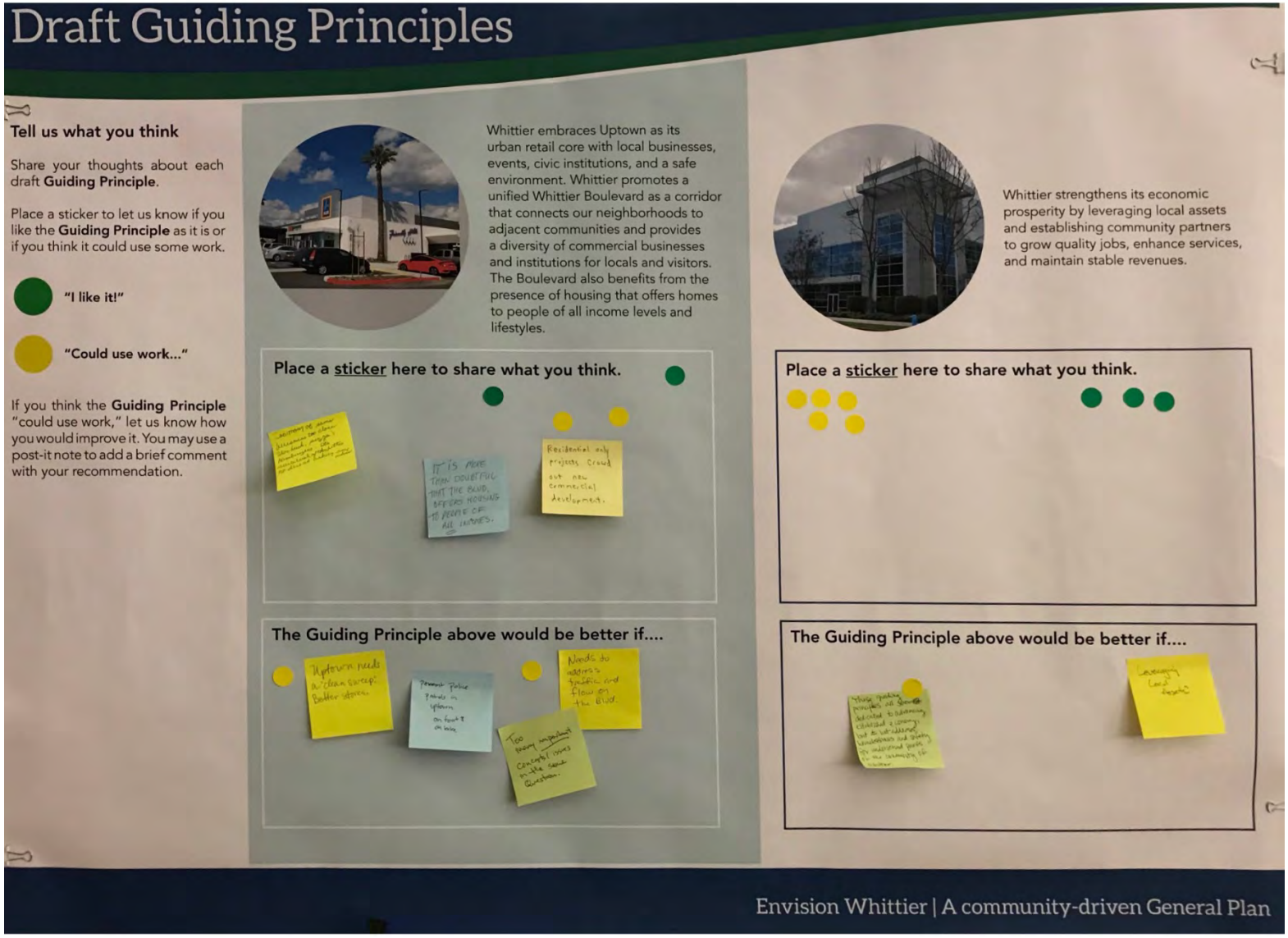
Place a sticker here to share what you think.



The Guiding Principle above would be better if....




Draft Guiding Principles
Tell us what you think
Share your thoughts about each draft Guiding Principle.
Place a sticker to let us know if you like the Guiding Principle as it is or if you think it could use some work.
"I like it!"
"Could use work..."
If you think the Guiding Principle "could use work," let us know how you would improve it. You may use a post-it note to add a brief comment with your recommendation.
Whittier offers attractive, convenient transportation options and provides walkable, livable streets while continuing to strengthen access to the greater region.
Place a sticker here to share what you think.
The Guiding Principle above would be better if....
Whittier values and is committed to enhancing the Puente Hills Preserve, a safe and scenic trail system, and diverse recreational facilities where the community can experience nature and engage in healthy activities.
Place a sticker here to share what you think.
The Guiding Principle above would be better if....
Envision Whittier | A community-driven General Plan


Draft Guiding Principles
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Share your thoughts about each draft Guiding Principle.
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"I like it!"
"Could use work..."
If you think the Guiding Principle "could use work," let us know how you would improve it. You may use a post-it note to add a brief comment with your recommendation.
Whittier embraces Uptown as its urban retail core with local businesses, events, civic institutions, and a safe environment. Whittier promotes a unified Whittier Boulevard as a corridor that connects our neighborhoods to adjacent communities and provides a diversity of commercial businesses and institutions for locals and visitors. The Boulevard also benefits from the presence of housing that offers homes to people of all income levels and lifestyles.
Place a sticker here to share what you think.
The Guiding Principle above would be better if....
Whittier strengthens its economic prosperity by leveraging local assets and establishing community partners to grow quality jobs, enhance services, and maintain stable revenues.
Place a sticker here to share what you think.
The Guiding Principle above would be better if....
Envision Whittier | A community-driven General Plan

Appendix C: Breakout Group Materials

Group 1: Maps and Flip Chart Notes

Whittier Blvd. Group 1

Whittwood Town Center - residential
- Round one bowling/entertainment
- UPScale Retail - Nordstrom Rack etc.
- WTC - Senior housing

End of WB/Valley home - mixed use
- Quad - entertainment - Bowling/cinema
- Gathering space/garden ≠ @ end of Whittier Blvd/Valley home

Whittwood town center - cinema

Step 3 - North Focus/employment Hub
- Medical area - Homeless Services
- Public gathering areas

Restaurants to serve green trail

Lambert/Santa Fe Springs Rd - Sport Complex

Lambert to Colima ~~with~~ accessible streets to greenway trail.

Step 4 - Mobility

Shuttle loop (Whittier Blvd to uptown?)

Bike Sharing

Dog Parks

Colima/Whittier Blvd - difficult to walk/cross

walking to a destination need pleasant walking environment.

Encourage more landscaping ~~leading~~ to walk more

Diagonal cross walk in uptown

Whittier Boulevard
Whittier Boulevard Corridor Focus Areas
Quad Section
Central Section
Colima Section
Southern Section
Base Map Features
Parks
Shopping Center
School
Hospital
Potential Eastside Gold Line Station
City Boundary
Open Space/Golf Course
Major Roadway
Greenway Trail/Access
Pickering Ave
Greenleaf Ave
Painter Ave
Santa Fe Springs Rd
Carmenita Rd
Lambert Rd
Quad at Whittier
Strub Ave
Whittier Blvd
Mills Ave
Colima Rd
Whittier Hospital Medical Center
Santa Gertrudes Ave
Whittwood Town Center
Valley Home Ave
Leffingwell Rd
Quad Section
Central Section
Colima Section
Southern Section
Feet
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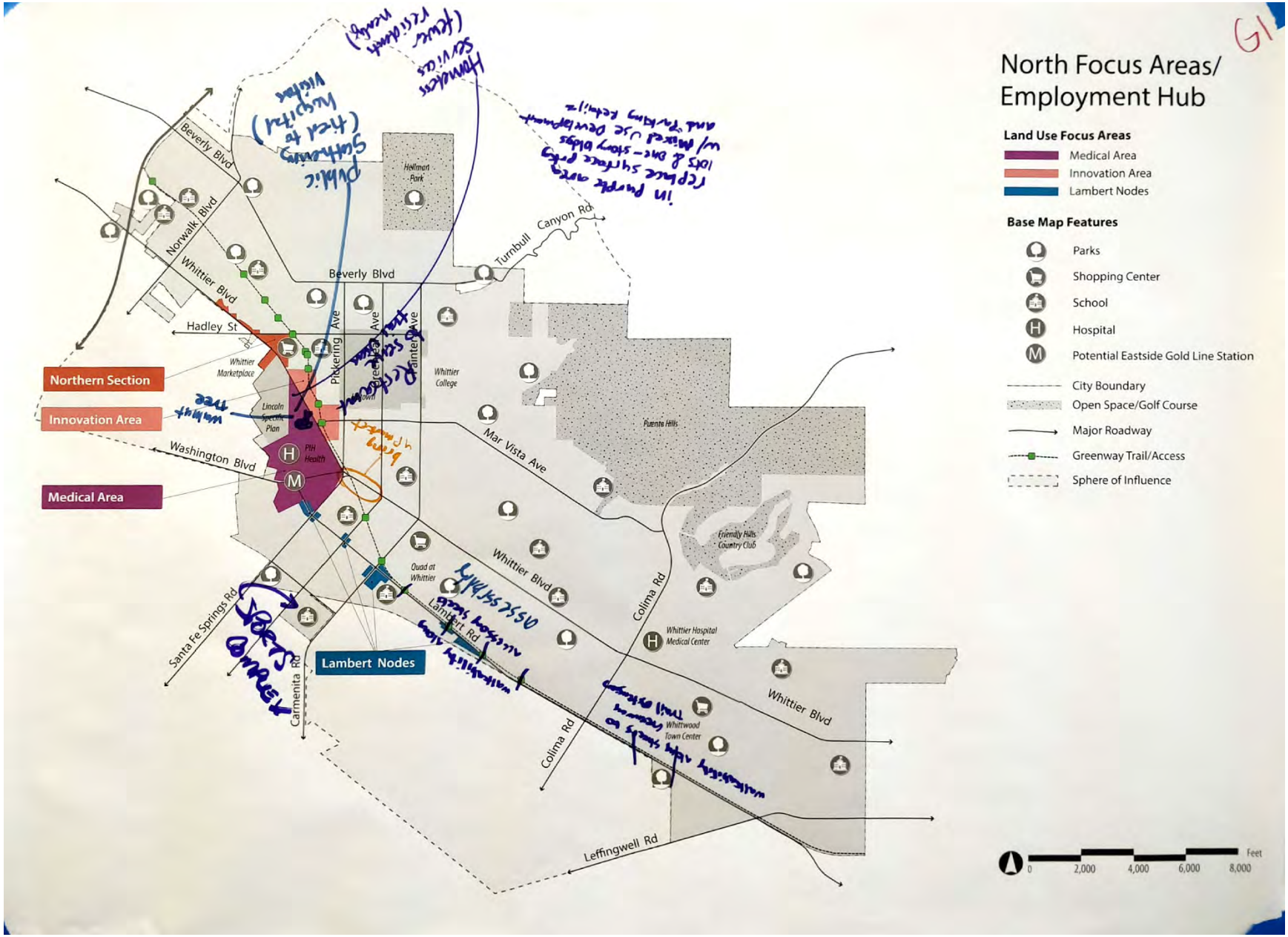
4,000
6,000
8,000


North Focus Areas/
Employment Hub
Land Use Focus Areas
Medical Area
Innovation Area
Lambert Nodes
Base Map Features
Parks
Shopping Center
School
Hospital
Potential Eastside Gold Line Station
City Boundary
Open Space/Golf Course
Major Roadway
Greenway Trail/Access
Sphere of Influence
Northern Section
Innovation Area
Medical Area
Lambert Nodes
Beverly Blvd
Norwalk Blvd
Whittier Blvd
Hadley St
Washington Blvd
Santa Fe Springs Rd
Carmenita Rd
Pickering Ave
Greenleaf Ave
Painter Ave
Turnbull Canyon Rd
Mar Vista Ave
Colima Rd
Lambert Rd
Leffingwell Rd
Hellman Park
Whittier Marketplace
Lincoln Specific Plan
PIH Health
Whittier College
Puente Hills
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Whittwood Town Center
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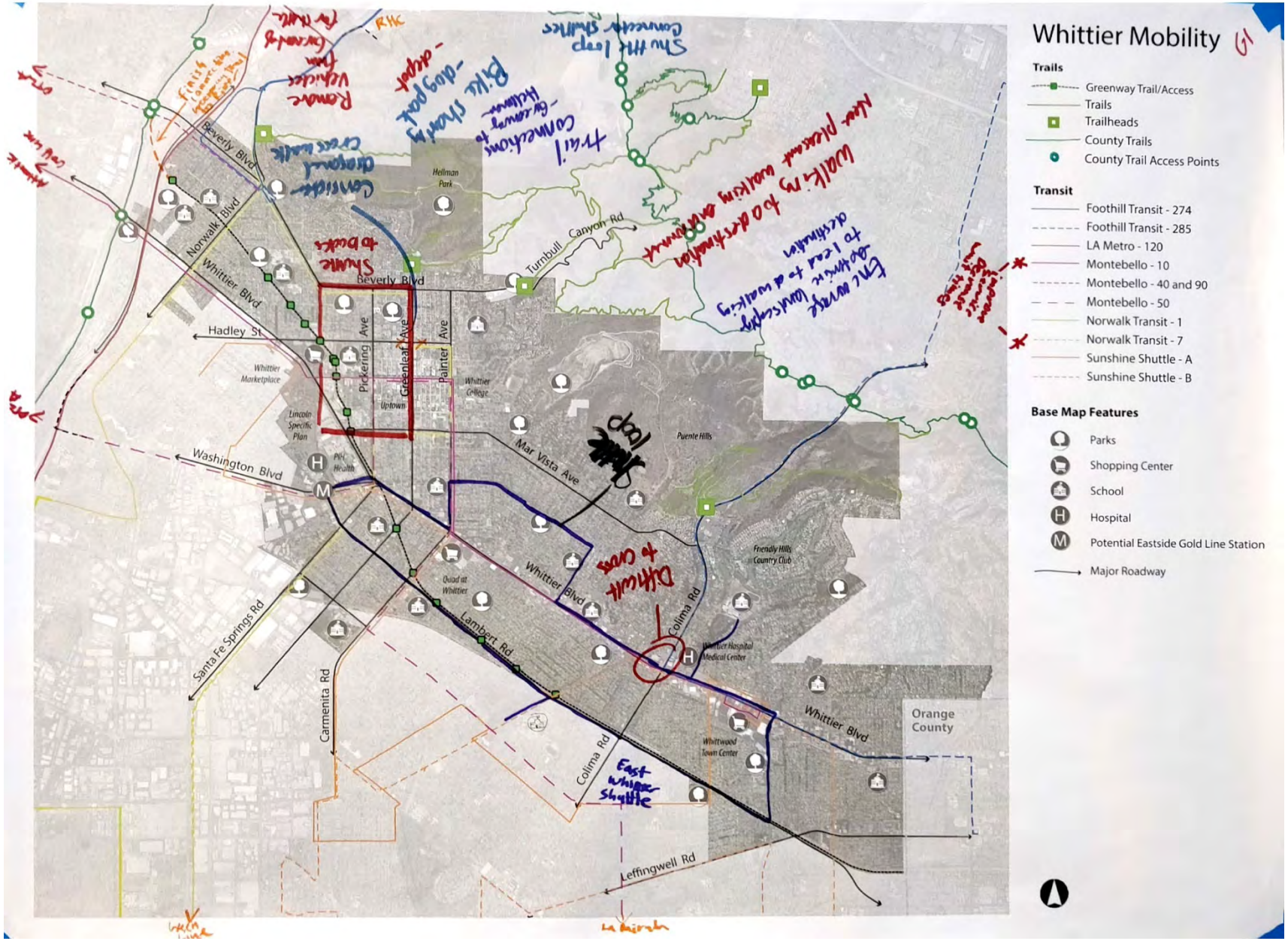
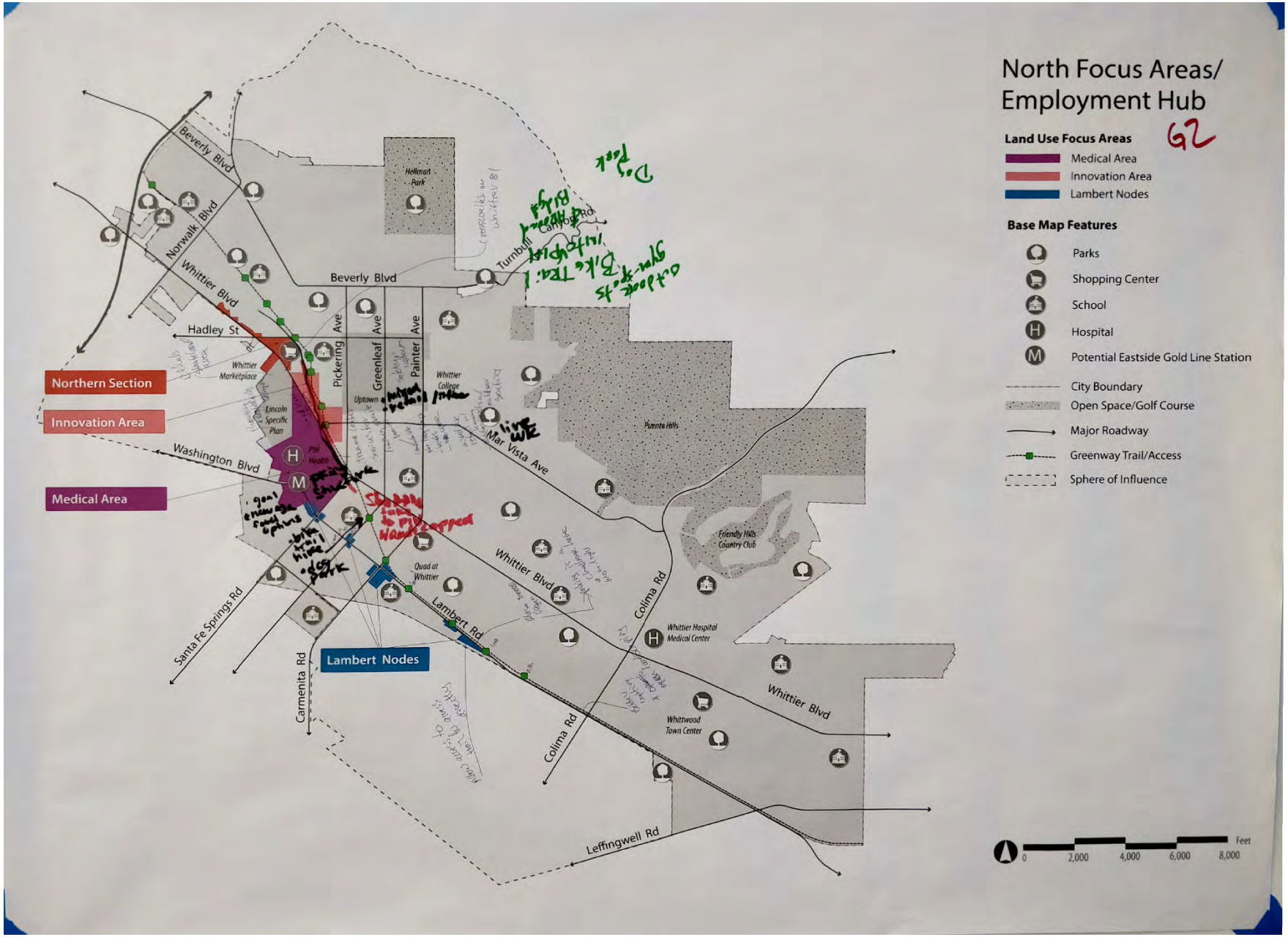

Whittier Mobility
Trails
Greenway Trail/Access
Trails
Trailheads
County Trails
County Trail Access Points
Transit
Foothill Transit - 274
Foothill Transit - 285
LA Metro - 120
Montebello - 10
Montebello - 40 and 90
Montebello - 50
Norwalk Transit - 1
Norwalk Transit - 7
Sunshine Shuttle - A
Sunshine Shuttle - B
Base Map Features
Parks
Shopping Center
School
Hospital
Potential Eastside Gold Line Station
Major Roadway
Beverly Blvd
Norwalk Blvd
Whittier Blvd
Hadley St
Washington Blvd
Santa Fe Springs Rd
Carmenita Rd
Lambert Rd
Colima Rd
Leffingwell Rd
Turnbull Canyon Rd
Mar Vista Ave
Pickering Ave
Greenleaf Ave
Painter Ave
Hellman Park
Whittier Marketplace
Lincoln Specific Plan
Uptown
Whittier College
Puente Hills
Friendly Hills Country Club
Quad at Whittier
Whittier Hospital Medical Center
Whitwood Town Center
Orange County
Difficult to cross
East Whittier Shuttle

Group 2: Maps and Flip Chart Notes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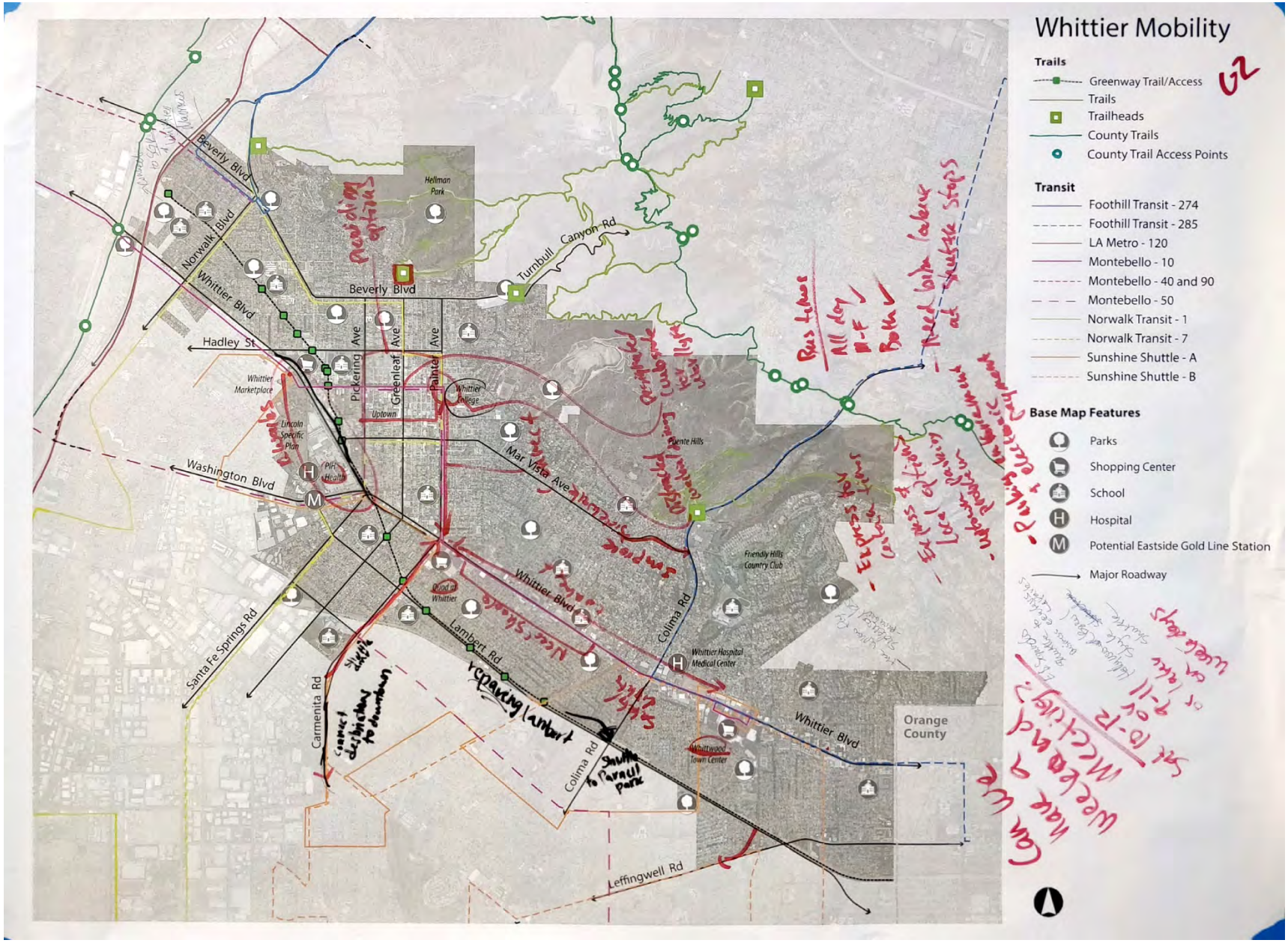
Whittier Mobility
Trails
Greenway Trail/Access
Trails
Trailheads
County Trails
County Trail Access Points
Transit
Foothill Transit - 274
Foothill Transit - 285
LA Metro - 120
Montebello - 10
Montebello - 40 and 90
Montebello - 50
Norwalk Transit - 1
Norwalk Transit - 7
Sunshine Shuttle - A
Sunshine Shuttle - B
Base Map Features
Parks
Shopping Center
School
Hospital
Potential Eastside Gold Line Station
Major Roadway
Beverly Blvd
Norwalk Blvd
Whittier Blvd
Hadley St
Washington Blvd
Santa Fe Springs Rd
Carmenita Rd
Pickering Ave
Greenleaf Ave
Painter Ave
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Mar Vista Ave
Lambert Rd
Colima Rd
Leffingwell Rd
Orange County
Hellman Park
Whittier College
Whittier Marketplace
Lincoln Specific Plan
PIH Health
Uptown
Puente Hills
Friendly Hills Country Club
Whittier Hospital Medical Center
Whittwood Town Center
Quad at Whittier
Shuttle to Parnell Park
repaving lambert
Can we have a weekend Meeting?

Group 3: Maps and Flip Chart Notes

Whittier Boulevard G3

* Predictability in Landuse/zoning for developers/Predictive zoning to encourage developer investment.
* Bring in a theatre to Whittwood
  - Possible Lamark theatre for foreign/independent movies
- Live entertainment/Ampitheatre in Whittwood
- look at unused/underutilized land for overlay areas/districts to provide housing opps
- Bring unique quality restaurants to the Quad
- Playhouse/art gallery to center of Whittier
* Incentivise development would by city so developers are willing to invest

North/Employment Hub G3

- Provide more businesses for the city/commercial
* Park & Ride Parking Structure = Future Metro = Facilitate workforce
- Diversify medical uses land use for other supporting uses
- Improve sidewalks on Lambert so people can walk them
- Overlay for housing on Lambert
* maintain balance to allow for lower rent commercial areas. So smaller businesses aren't priced out
- no more liquor stores!

G3

Transportation

- Bus services end at 9:00pm, too early
- Transportation stops on Greenleaf at Transit Depot
- *Shuttle parking from Uptown to hiking trails
- Brighter/stronger streetlight + Pickering/Hadley
- Make sidewalk along Beverly from to Pickering Norwalk more walkable/ped. Friendly. Fast traffic deters.
- Sidewalks along La Quarta & residential streets in Friend Hills
- Allow a Bazaar along strip (public space) where King Richards is located on Whittier Boulevard
- *Shuttle to Greenway trail access points
- attractive rest stops along the trail

• Shuttle service – Uptown – Greenway trail – hiking
• sidewalk safety/additional sidewalks

Group 3

Whittier Boulevard

Whittier Boulevard Corridor Focus Areas

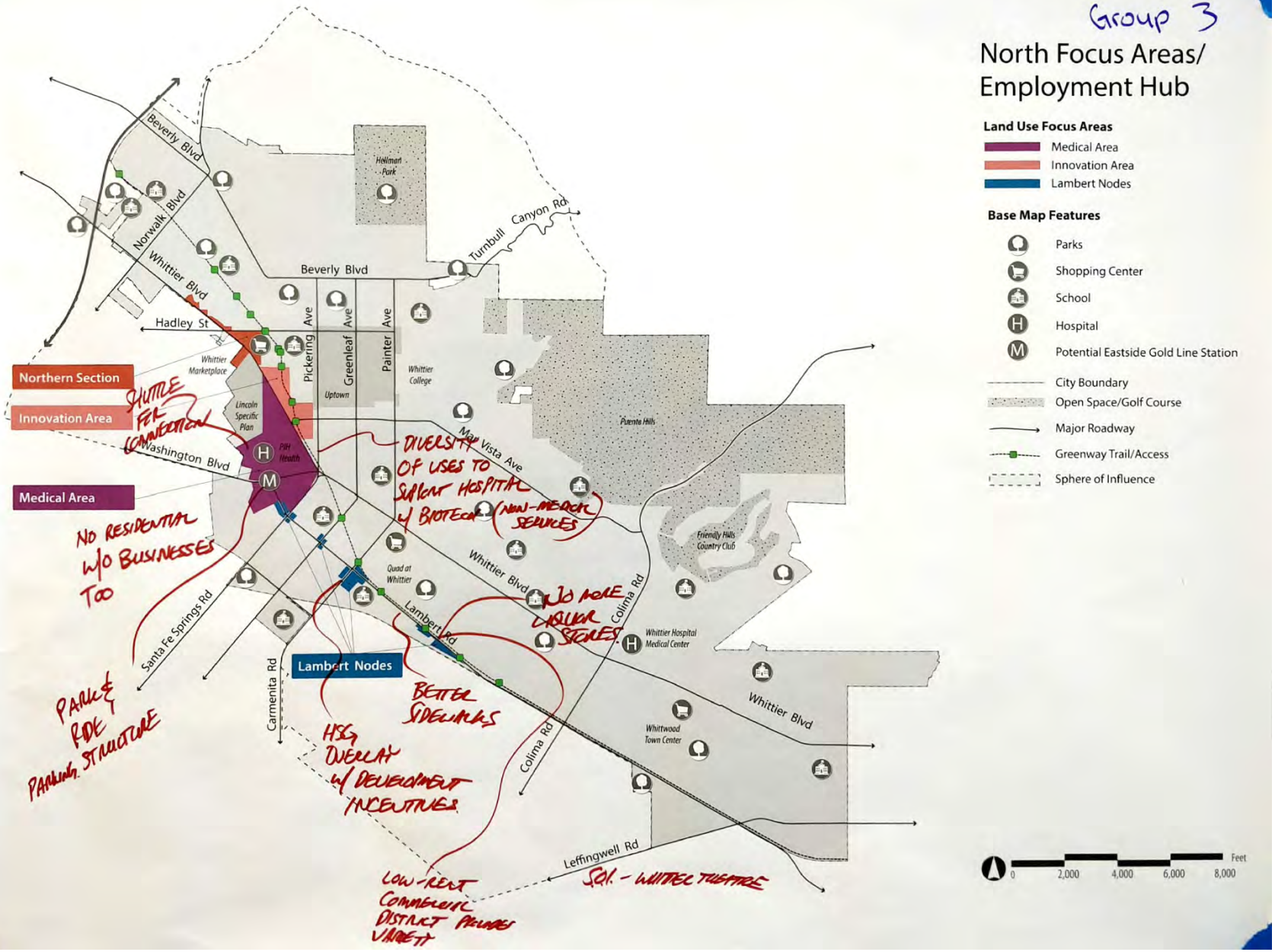
- Quad Section
- Central Section
- Colima Section
- Southern Section

Base Map Features

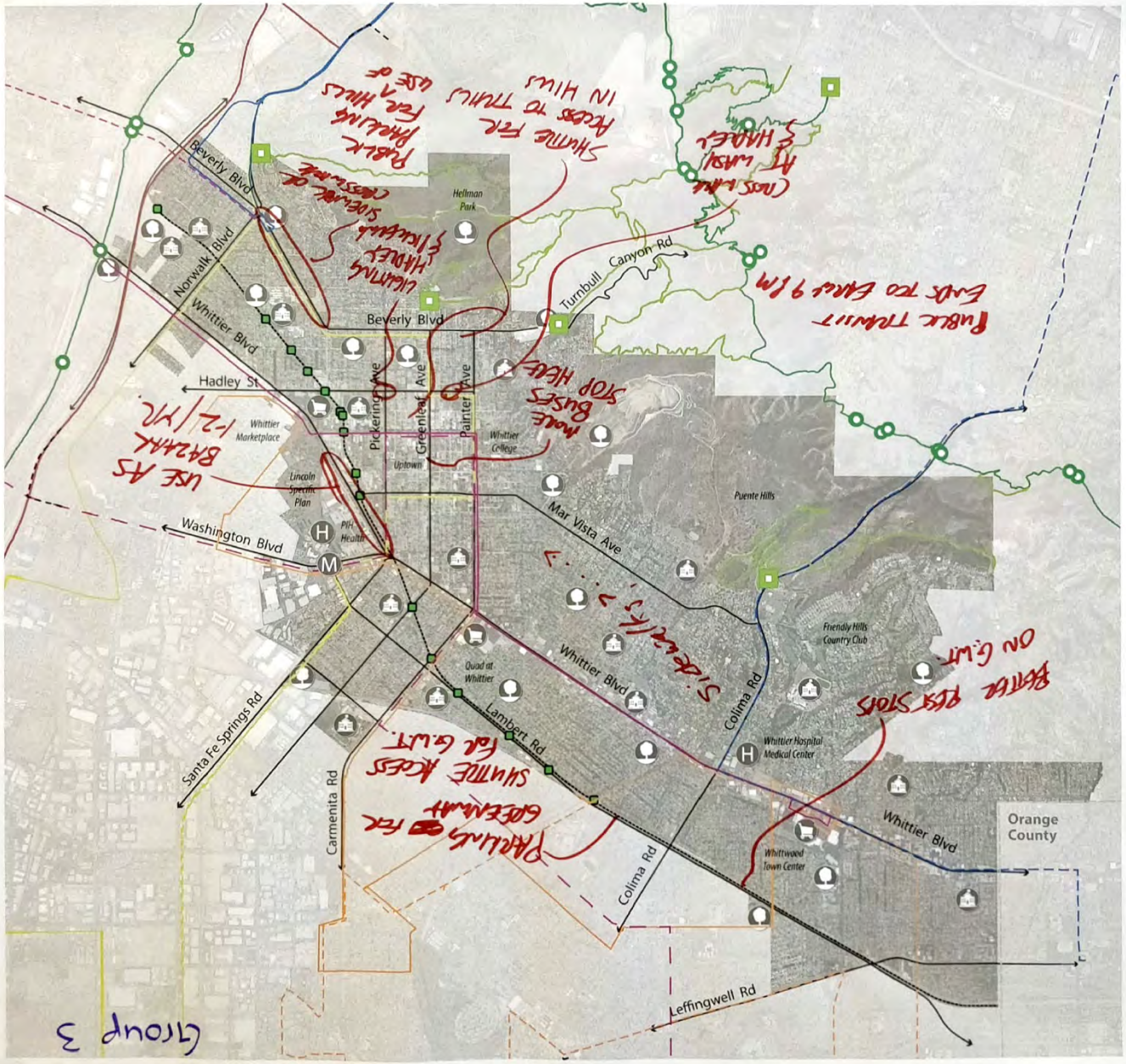
- Parks
- Shopping Center
- School
- Hospital
- Potential Eastside Gold Line Station
- City Boundary
- Open Space/Golf Course
- Major Roadway
- Greenway Trail/Access

Group 3

North Focus Areas/ Employment Hub



Whittier Mobility G3



Trails

- Greenway Trail/Access
- Trails
- Trailheads
- County Trails
- County Trail Access Points

Transit

- 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

- Parks
- Shopping Center
- School
- Hospital
- Potential Eastside Gold Line Station
- Major Roadway

Group 3

Group 4: Maps and Flip Chart Notes

WHITTIER BLVD GROUP 4

- MOVIE THEATRE
- PAINTER/WHITTIER → BIKEWAY
- BIKE LANES ALNG WHITTIER
  - MORE ATTRACTIVE
- MOVIE THEATRE SATURATION
  - BREA/LA HABRA

  NO GOOD PARKING WHITTIER UPTOWN THEATRE
- WHITTIER BLVD IS A HIGHWAY
  - IDEAL LOCATION FOR MULTI FAMILY
  - STREET LEVE RETAIL
  - PARKING STRUCTURE

  MIXED-USE → SUSTAINABLE - WALK-ABLE
- MIXED USE @ QUAD

WHITTIER BLVD 6.4

- DIFFICULT TO MAKE PED. FRIENDLY
  - CALTRANS / SETBACKS
- HOUSING OVER COMMERCIAL
  - PODIUM DEVELOPMENT
- EPA SUPERFUND SITE @ 5 PTS

  HOW TO MAKE HEALTH DISTRICT

NORTH FOCUS

- NICE HOTEL - RESIDENTS INN
  - HIGH QUALITY → PEDESTRIAN AREAS
- BIO MEDICAL USES
- HEART RESEARCH CENTER
- FIGHT FOR GOLD LINE
  - WE WANT LIGHT RAILTRANST

  FEED OFF OF PIH HEALTH
  - GIVE INCENTIVES

NORTH FOCUS G.4

- LAB / DRUG TESTING / BIO TECH
- MEDICAL / TECHNOLOGY
  - SUPPORTING BUSINESSES WILL MOVE IN.
- CONNECT RIO HONDO COLLEGE AND WHITTIER COLLEGE TO PIH
- IF YOU PROVIDE JOBS - THEN YOU HAVE TO PROVIDE HOUSING
- FULL SERVICE RETIREMENT COMMUNITY - MELLIS

EXPAND PUBLIC SPACE / EVENTS TO MAKE WHITTWOOD AS DESTINATION.

TRANSPORTATION G4

- SCHOOL KIDS USE BUS SYSTEM DURING END OF SCHOOL HOUR
- CONNECT SHUTTLE SYSTEM TO MAJOR ACTIVITY AREAS (EAST TO WEST)
- INTERNAL SHUTTLE → CONNECT TO GOLD LINE STATION
- INTEGRATE COUNTY BIKE SYSTEM
- WALKABILITY NEAR GROCERY STORES
- CONVENIENCE STORES IN NEIGHBORHOODS

HOW

- MAKE WHITTIER MORE WALKABLE
- GET PEOPLE OUT OF CAR

ENCOURAGE KIDS TO WALK TO SCHOOL

- SAFETY ISSUE

CONNECTIVITY

- SHUTTLE - EAST/WEST
- ENGAGE COLLEGES → PROCESS

PH →

PEOPLE CENTRIC

- WALKABILITY
- BIKABILITY

G4
Whittier Boulevard
Whittier Boulevard Corridor Focus Areas
Quad Section
Central Section
Colima Section
Southern Section
Base Map Features
Parks
Shopping Center
School
Hospital
Potential Eastside Gold Line Station
City Boundary
Open Space/Golf Course
Major Roadway
Greenway Trail/Access
Pickering Ave
Greenleaf Ave
Painter Ave
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Carmenita Rd
Lambert Rd
Whittier Blvd
Strub Ave
Mills Ave
Colima Rd
Whittier Hospital Medical Center
Santa Gertrudes Ave
Whittwood Town Center
Valley Home Ave
Leffingwell Rd
Quad Section
Colima Section
Central Section
Southern Section
Bike Lane
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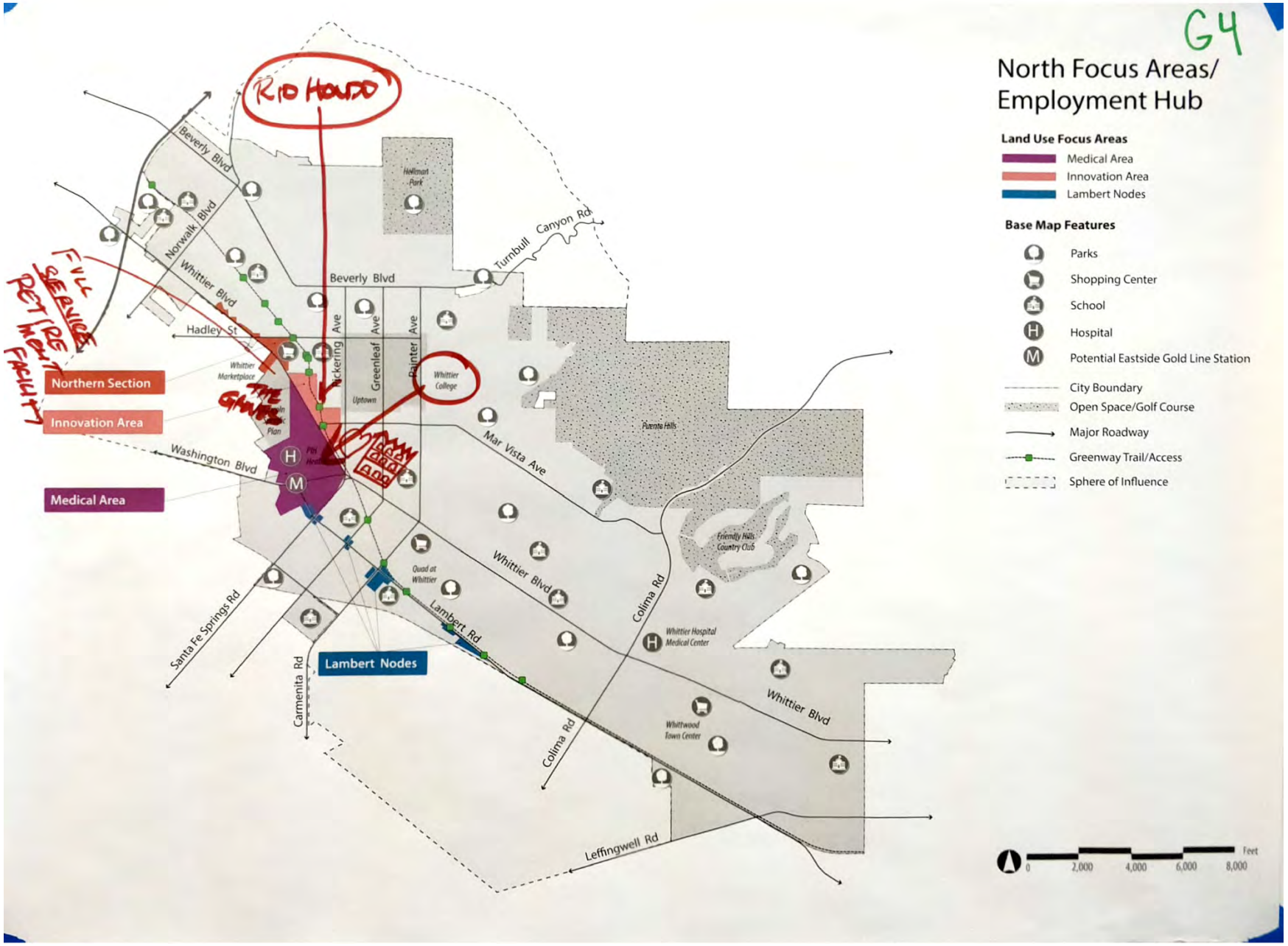
G4
North Focus Areas/
Employment Hub
Land Use Focus Areas
Medical Area
Innovation Area
Lambert Nodes
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Parks
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School
Hospital
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City Boundary
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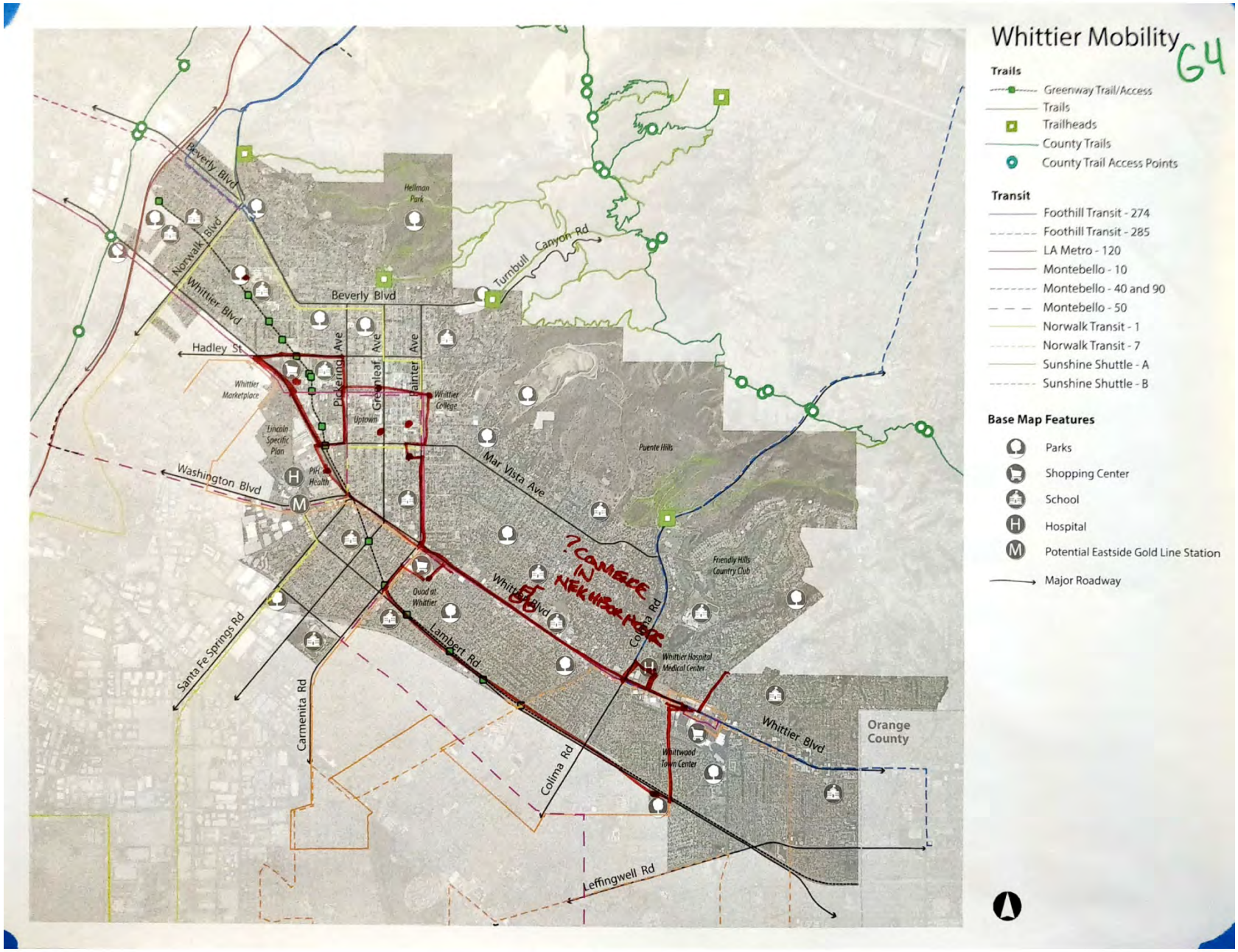
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Whittwood Town Center
?COMBINE IN NEIGHBORHOOD

Group 5: Maps and Flip Chart Notes

W. BLVD. ①

Group 5

- encourage more mixed-use but incorporate open/inviting space
- Real affordable housing / mixed housing opportunities within these developments/centers

Health District ②

comm. garden

- Healthy foods / CSAs / farmer's market
- Lambert: more businesses / mixed-use
- connect more restaurants / healthy food / services to Greenway Trail
- encourage envir. sustainability
- health business incubators
- multi-option / multi-generational housing
- minimalist / tiny house / units in existing industrial

Group 5

mobility ③

- create infrastructure to support autonomous transit/cars
- use new Uptown parking structure as meeting point for shuttles to trails
- more shuttles to Uptown
- more bike-sharing
- ridesharing
- INFRASTRUCTURE TO GOLD LINE

O.C. → Spates. AREA

Group 5
Whittier Boulevard
Whittier Boulevard Corridor Focus Areas
Quad Section
Central Section
Colima Section
Southern Section
Base Map Features
Parks
Shopping Center
School
Hospital
Potential Eastside Gold Line Station
City Boundary
Open Space/Golf Course
Major Roadway
Greenway Trail/Access
* Mixed use
Common Areas
Art walk "Americana"
Like Glendale "Americana"
Feel (Whittier is American)
No "mall only"
Open space/adjacent to retail
Community gathering
Pickering Ave
Greenleaf Ave
Painter Ave
Santa Fe Springs Rd
Carmenita Rd
Lambert Rd
Quad at Whittier
Strub Ave
Whittier Blvd
Mills Ave
Colima Rd
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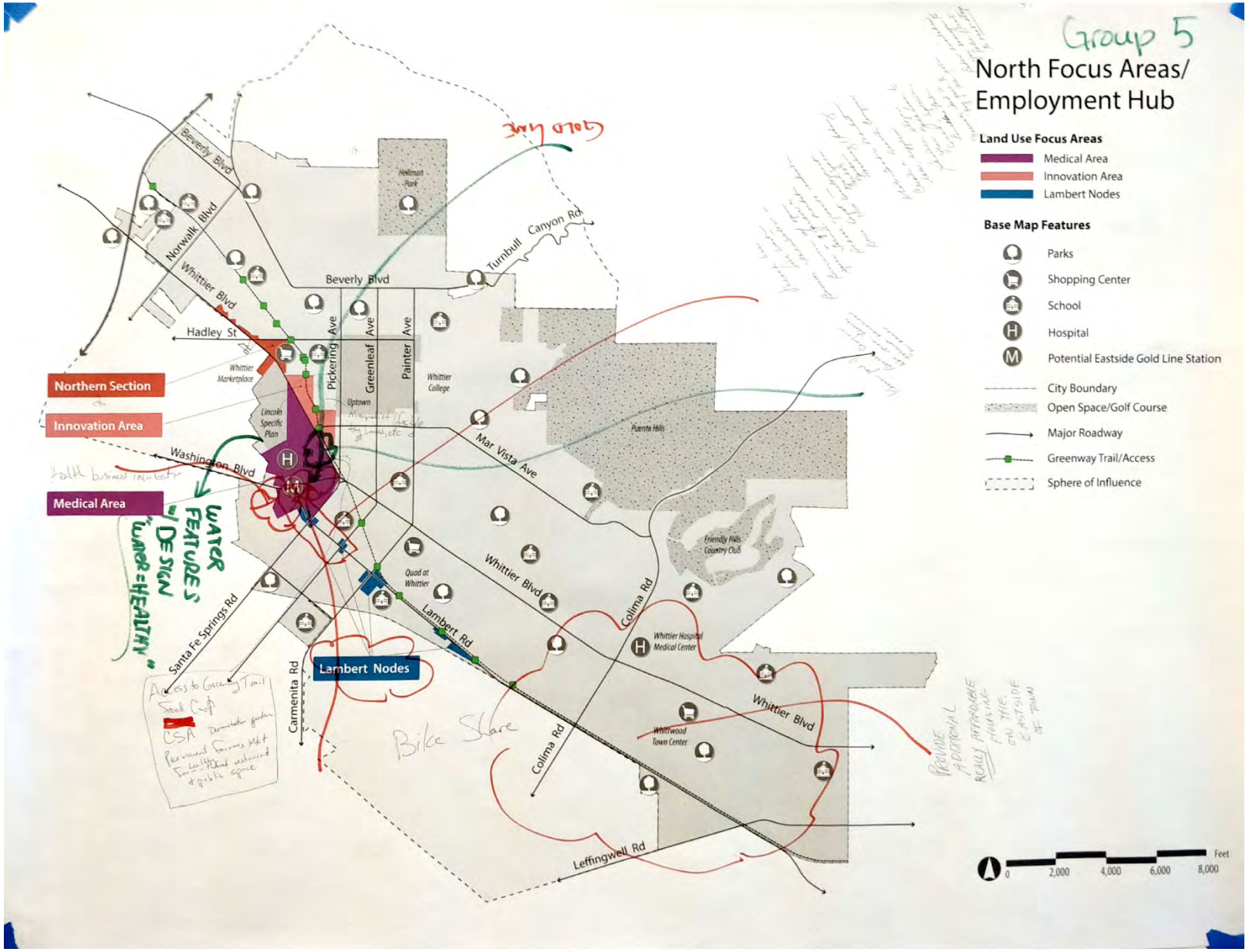
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Employment Hub
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Puente Hills
Friendly Hills Country Club
Quad at Whittier
Whittier Hospital Medical Center
Whittwood Town Center
Gold Line
WATER FEATURES w/ DESIGN "WATER=HEALTHY"
Bike Share
Feet
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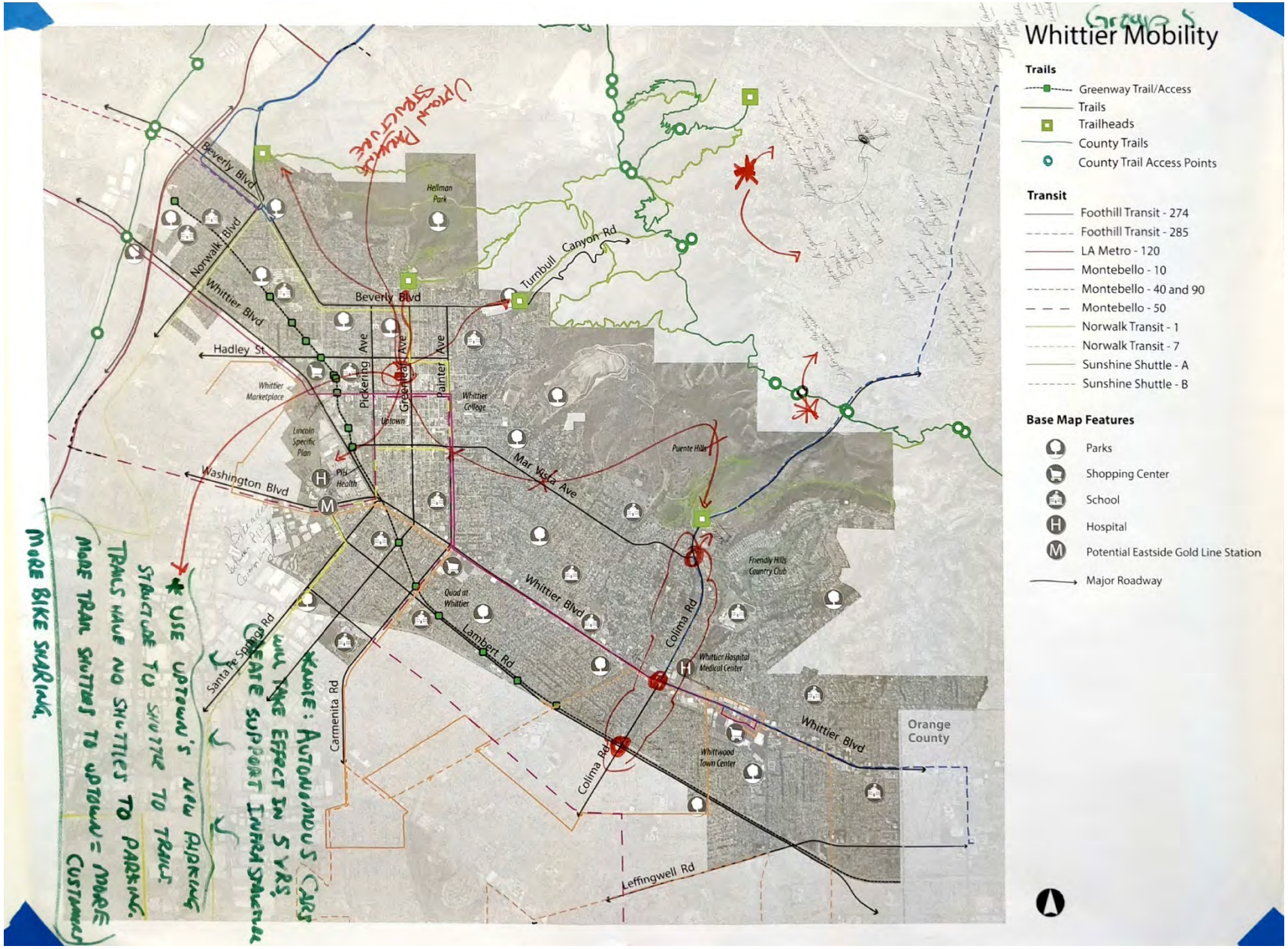
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Whittwood Town Center
Uptown Parking Structure
* Use Uptown's new parking structure to shuttle to trails.
Trails have no shuttles to parking.
More trail shuttles to uptown = more customers
More bike sharing.
*Note: Autonomous cars will take effect in 5 yrs, create support infrastructure

Group 6: Maps and Flip Chart Notes

PIH

- Senior Housing
- Housing in general
- Magnet school *
- Community garden (Art, music) along Greenway Trail
- nursing / med tech
- indoor recreational *(non active after 11pm)
- commercial uses (restrants) (Healthy spots)
- Affordable Housing for workforce
- walking connection (bridge)
- adequate restraunts
- Food court
- parking structure

Group 6

- jogging trail
- healthy recreational act.
- No new Housing!
- Hotel (only)

Group 6

- *Public gathering in all sections along Whittier Blvd.
- any vacant places can rent to hold P.H.
- Residential use in PIH area (Housing / Mixed Used)
- Retails on Blvd (only)
- Facilities near the Hospitals (Homes for Elders near Hospitals)
- Sports Complex
- Public space + community events near Whittwood
- Hospital Locations for services
- More commercial b/w 605 FW + Sorenson

P.H. - Public Hearing

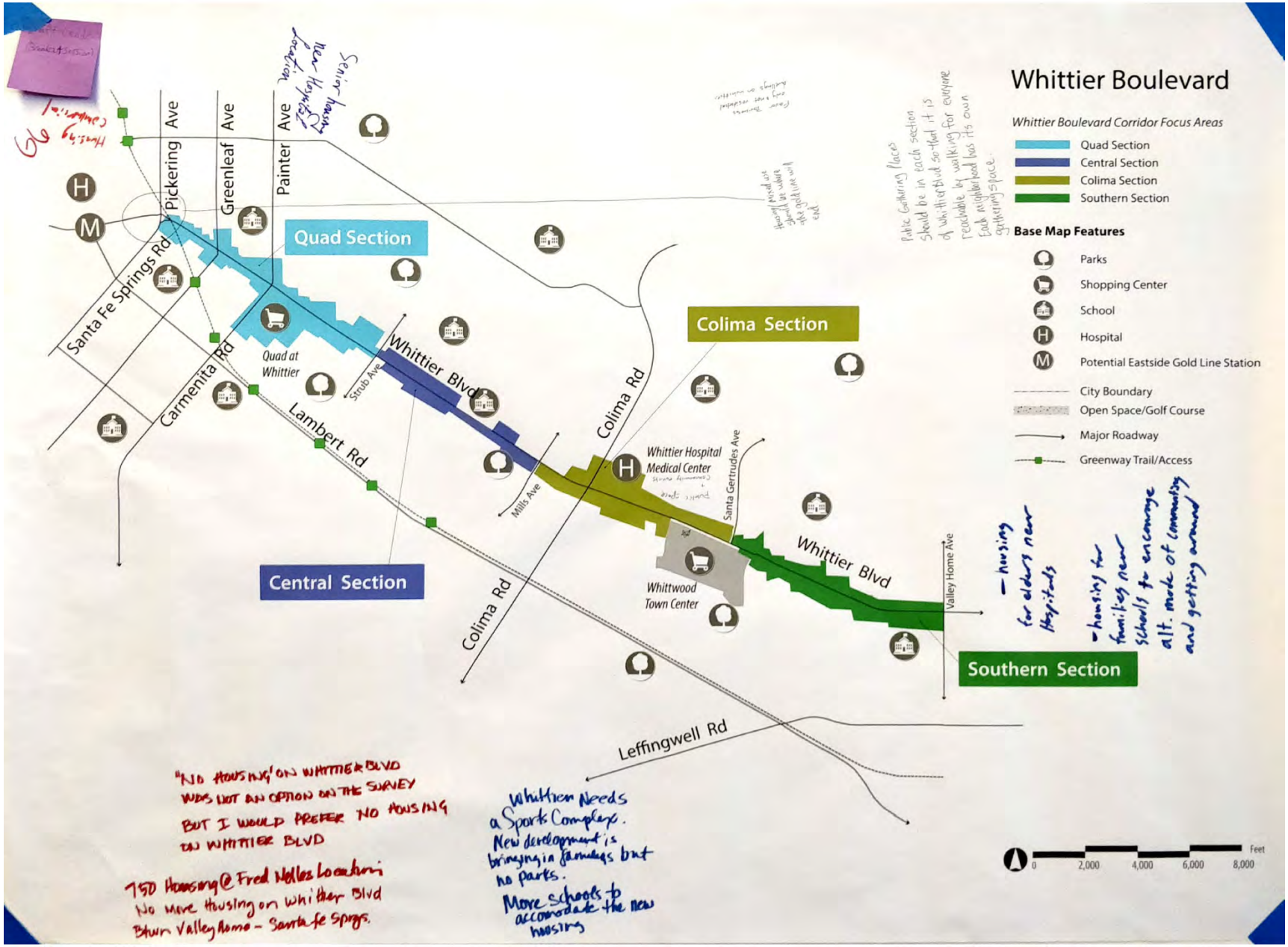
G6

...ering in all sections ...

G6 ...obility

Group 6

- collectors ... roads
- destination on ... stops
- dest. stops in ~~more~~ denser locations (loop)
- more transit stops along Blvd.
- bus tracker (App)
- trolly system
- walk to shuttle ~~stop~~ stop (1 mile / 1.5)
- bike to shuttle ~~stop~~ stop
- shuttle to metro to then go DTLA. (Charter)
- Beverly Blvd / Norwalk park and ride (better accessibility)
- crosswalk / bridge near PIH (Marvista) Handi-cap access.
- bridge @ 5 Points
- improve greenway trail on Norwalk Blvd.
- more pedestrian sidewalks
- better lighting
- college → Uptown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Quad at Whittier
Whittier Hospital Medical Center
Whittwood Town Center
Public Gathering Places should be in each section of Whittier Blvd so that it is reachable by walking for everyone. Each neighborhood has its own gathering space.
- housing for elders near Hospitals
- housing for families near schools to encourage alt. mode of commuting and getting around
"NO HOUSING" ON WHITTIER BLVD WAS NOT AN OPTION ON THE SURVEY BUT I WOULD PREFER NO HOUSING ON WHITTIER BLVD
750 Housing @ Fred Nelles Location
No more Housing on Whittier Blvd
Btwn Valley Home - Santa Fe Sprgs.
Whittier Needs a Sports Complex. New development is bringing in families but no parks. More schools to accomodate the new housing
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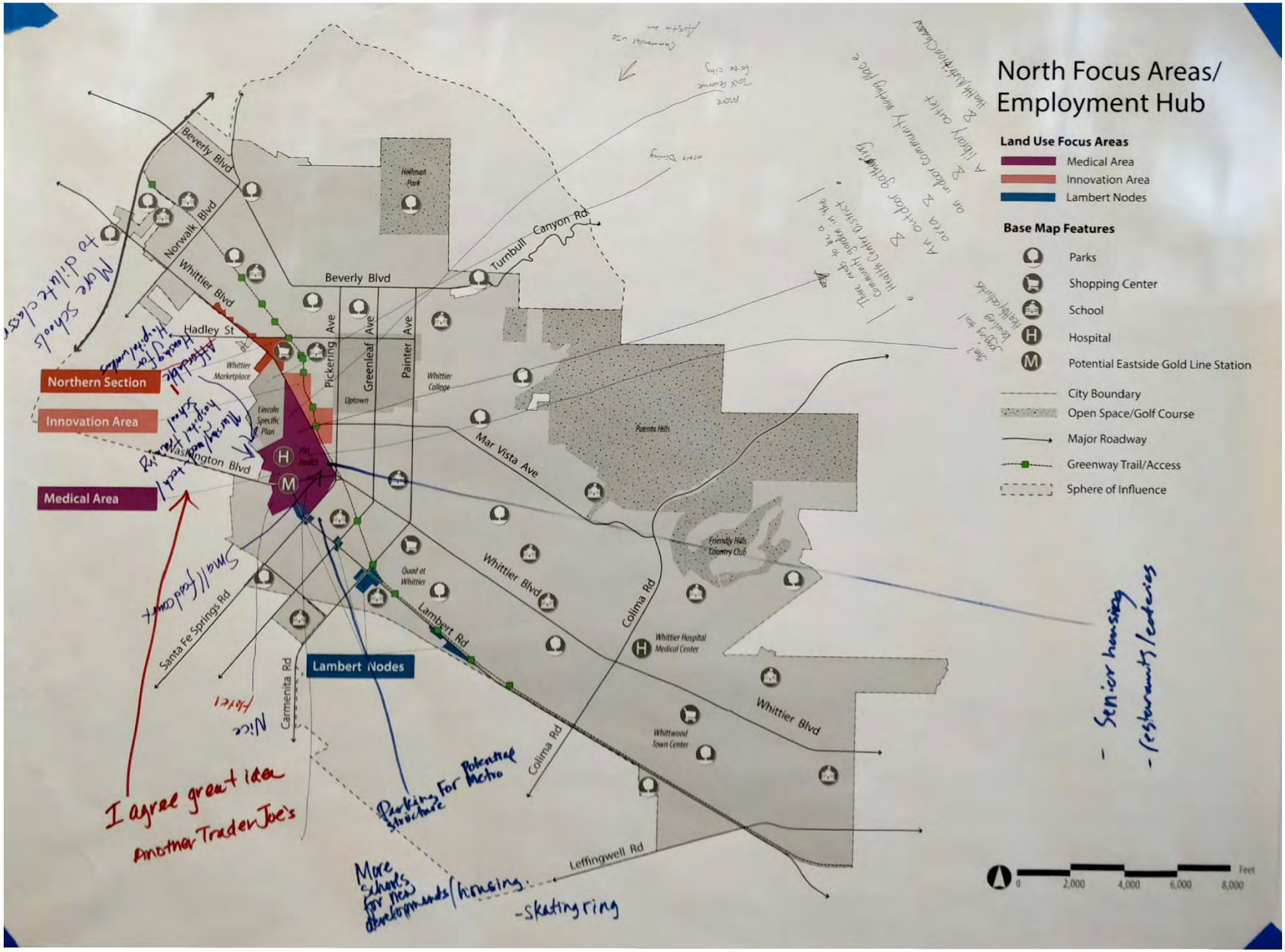
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Friendly Hills Country Club
Quad at Whittier
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Whittwood Town Center
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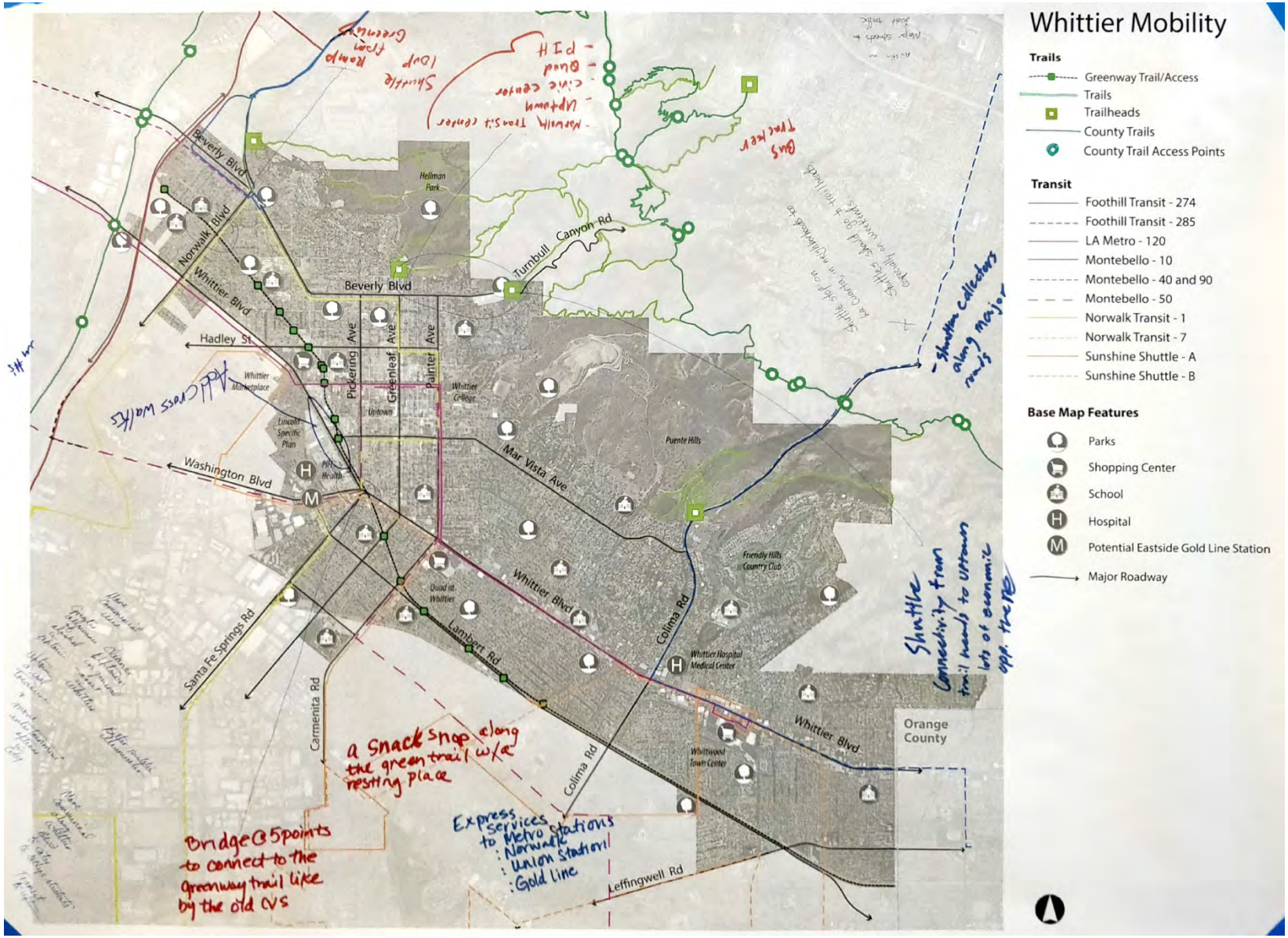
I agree great idea
Another Trader Joe's
Parking For Potential Metro structure
More schools for new developments/housing
-skating ring
- Senior housing
- restaurants/eateries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Lincoln Specific Plan
Puente Hills
Friendly Hills Country Club
Quad at Whittier
Whittier Hospital Medical Center
Whittwood Town Center
Bridge @ 5 points to connect to the greenway trail like by the old CVS
a snack shop along the green trail w/a resting place
Express services to Metro stations: Norwalk, Union Station, Gold Line
Shuttle connectivity from trail heads to uptown lots of economic opp. there
- shuttles collectors along major roads

Appendix D: Break Out Session Discussion Questions

Whittier Boulevard

1. **Background Information***:* As discussed in the presentation, we've heard that residents would like to see more destinations, dedicated public places, diverse small businesses, and mixed-use ground floor retail with housing for families and seniors along Whittier Boulevard.

2. Question: With this in mind…which of these uses would you like to see in each focus area?

- *Prompt:* Where would it make sense to add this use?
- *Prompt*: Why would this location make sense?

North Focus Area/Employment Hub

1. **Background Information***:* As discussed in the presentation, we know that the Medical Focus Area has the potential to grow into a "health district" with adjoining focus areas providing complimentary uses (such as a mix of local services and restaurants, housing for workforce and seniors, and other medical-related uses and offices).

2. **Question 1:** With this in mind…what types of uses would you like to see in each focus area?
   - *Prompt:* Where would it make sense to add this use?
   - *Prompt*: Why would this location make sense?
   - *Prompt*: What other uses could compliment what we've discussed?

3. **Question 2:** As part of this General Plan update process, Whittier is asked to plan for areas that are within its "sphere of influence" (adjacent, but part of the County) in case these areas one day become part of the City. Is there anything anyone would like to share about these areas (see map)?

Mobility

1. **Question 1**: With this in mind…what destinations should be included in a shuttle system or other transit improvements (trailheads, parks, Uptown Whittier, etc.)?
   - *Prompt:* What days/times would you be most likely to ride the shuttle?
   - *Prompt:* Should shuttle stops be in neighborhoods, major streets or both?
   - *Prompt:* How would you get to shuttle/transit stops?

2. **Question 2:** With this in mind…where and how should the City invest in making it safer and more comfortable to walk in Whittier?
   - *Prompt:* Where should crossings be improved? What type of improvement?
   - *Prompt:* Where does it make sense to improve street landscaping and shade?
   - *Prompt:* How can we improve pedestrian access to transit stops?
   - *Prompt:* Many people identify the Greenway Trail as a key feature of Whittier and use it for a variety of purposes. How can we leverage the Greenway Trail to make better connections for people walking and biking across the community?

Appendix E: Presentation

1

Envision Whittier

A community-driven General Plan

Public Workshop:
Guiding Principles and Opportunities for the Future

Parnell Park

June 20, 2018

5:30pm – 7:30pm

2

PRESENTATION CONTENTS

1. **General Plan Update**
   a) General Plan Overview
   b) Update Process
   c) Where We Are Now
2. **Retail Trends**
3. **Breakout Activities**
   a) Exercise 1 – Whittier Boulevard
   b) Exercise 2 – North Focus Area/Employment Hub
   c) Exercise 3 - Mobility

3

GENERAL PLAN UPDATE

4

GENERAL PLAN OVERVIEW

- Long-Range plan
- Community's blueprint for future development

City Hall, Whittier

5

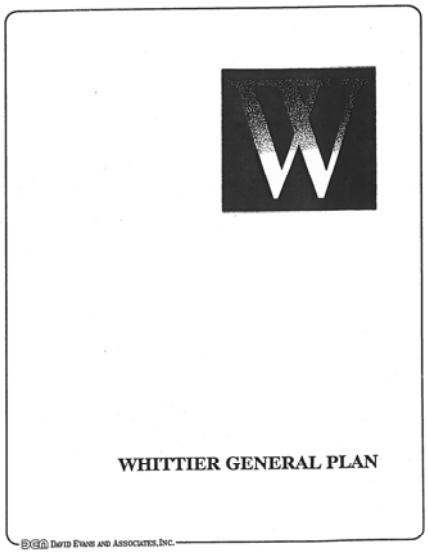
WHITTIER GENERAL PLAN ORGANIZATION

- Land Use and Community Character
- Resources Management
- Historic Resources
- Mobility and Infrastructure
- Public Safety, Noise, and Health

6

WHY UPDATE NOW?

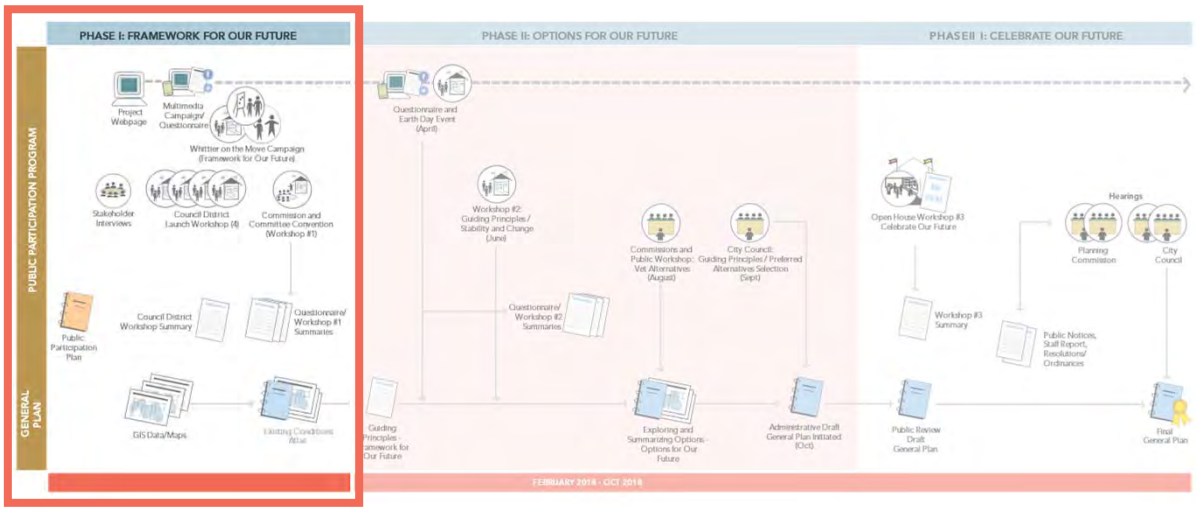
- Compliance with State regulations
- Ensures General Plan reflects the community's vision
- Respond to changes in local and regional factors



Cover page of Whittier's 1993 General Plan

7

UPDATE PROCESS: PHASE I



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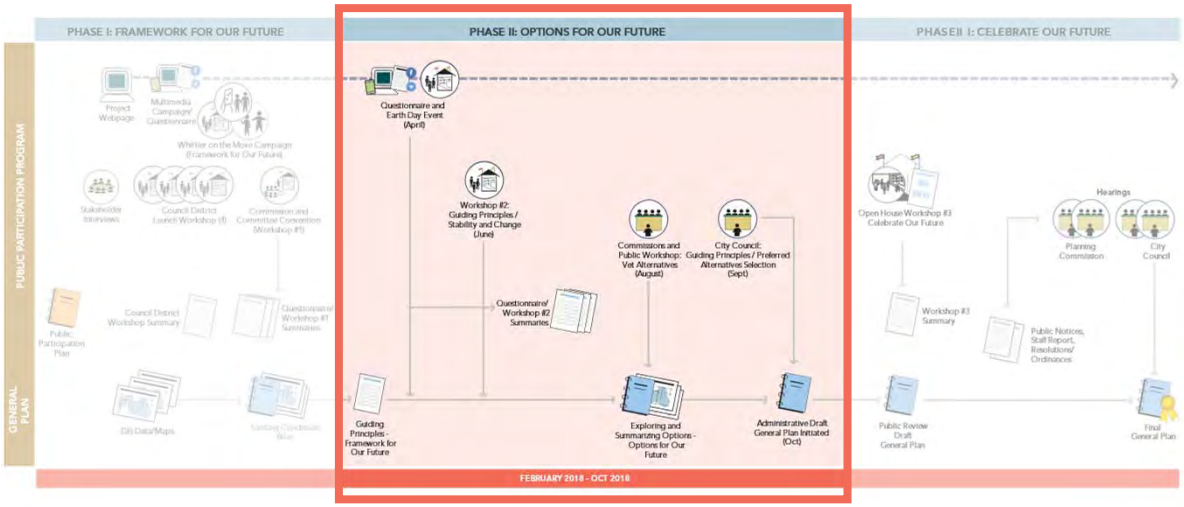
UPDATE PROCESS: PHASE II



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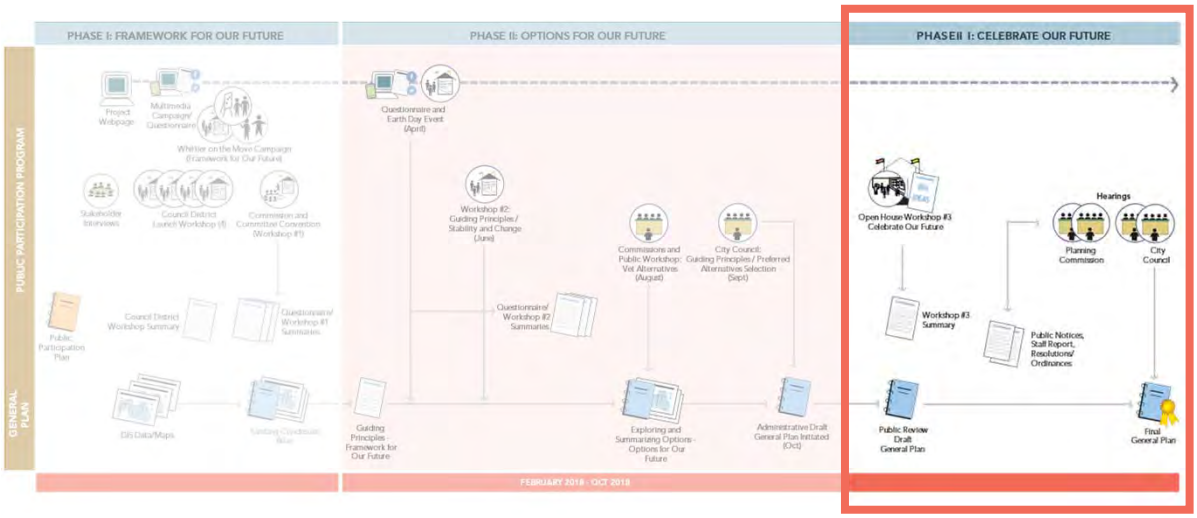
UPDATE PROCESS: PHASE III



10

UPDATE PROCESS: PROGRESS TO DATE

Public Outreach

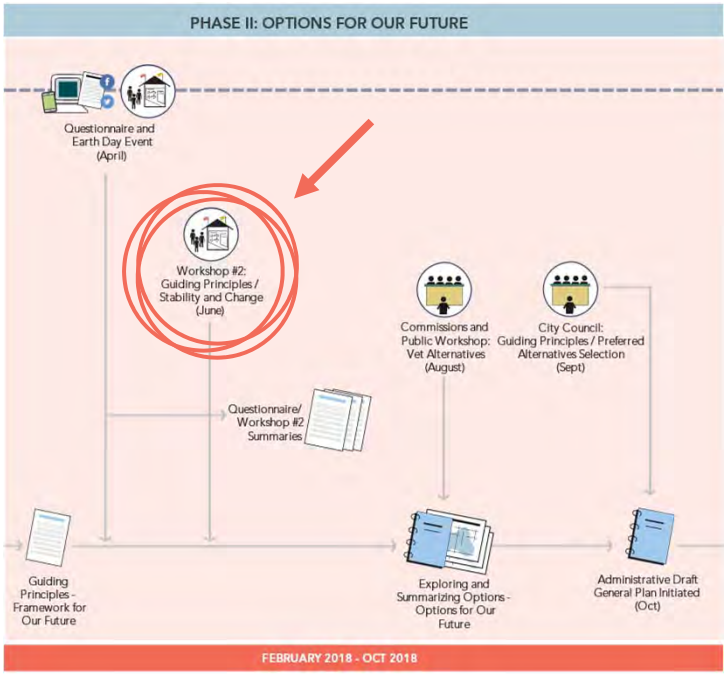
- Stakeholder Interviews (Fall ‘17)
- Launch Workshops (Fall ‘17)
- Commission/Public Workshop (Winter ‘18)
- Two questionnaires (Winter/Spring ‘18)
- Social Media and Website Notifications (Ongoing)

Documents

- Existing Conditions Atlas (Winter ‘17)
- Economic Analysis (Spring ’18)
- Draft Guiding Principles (Spring ‘18)

11

WHERE WE ARE NOW



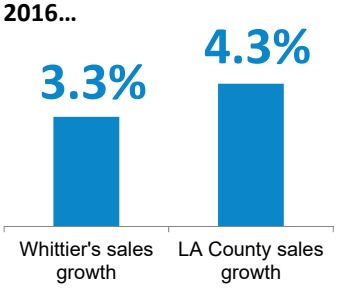
12

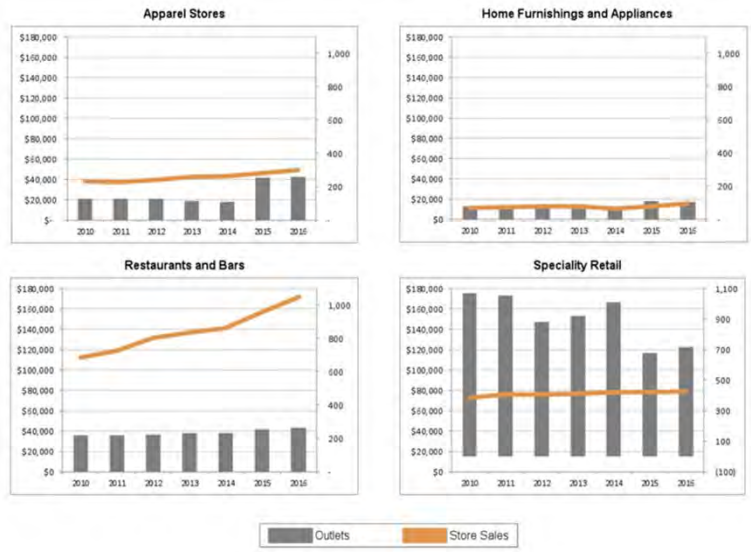
RETAIL TRENDS

13

OVERALL RETAIL SALES

Sales growth between 2010-2016…

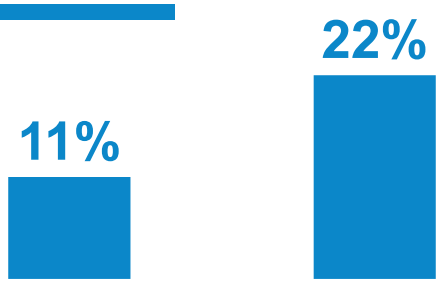




Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

14

"LEAKAGE"



Whittier's share of Trade Area **sales**

Whittier's share of Trade Area **population**

Trade area includes Montebello, Pico Rivera, Santa Fe Springs, La Mirada, La Habra, City of Industry, and Brea

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

Whittier is losing…

$236

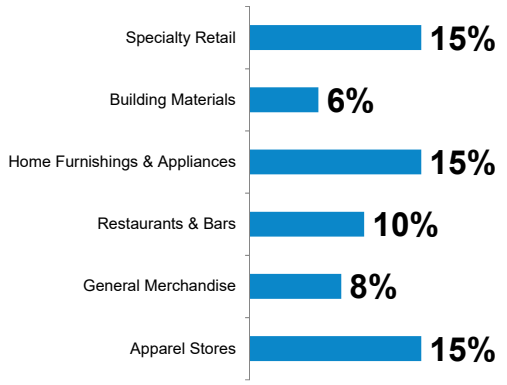
million

…to nearby cities (primarily Brea and Industry) and internet sales

15

"LEAKAGE"

Whittier's unmet sales potential (by sector, 2016)…



Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

Whittier has the potential to recapture…

$208 million OR **500k square feet**

…in unmet sales demand that is going to neighboring cities

…of square footage of new retail space

16

RETAIL TRENDS IN SOCAL

1. **Demise of regional shopping centers**
2. Retail "**flight to quality**" retail centers
3. Big box stores surviving by **downsizing**
4. Creation of districts with **pedestrian feel**
5. Anchoring retail districts/centers through **restaurants and entertainment**
6. **Placemaking**
7. **Mixed-use projects** where profit comes from residential

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

17

BREAKOUT ACTIVITIES

18

EXERCISE 1: WHITTIER BLVD

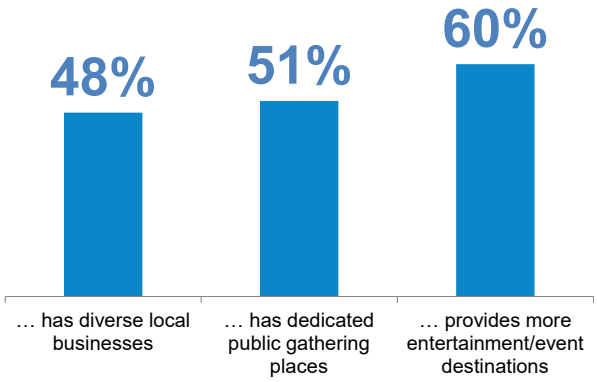
Activity: Discuss what uses you would like to see in each focus area

Potential: Focus on creating districts. Add entertainment, public spaces, and housing.

19

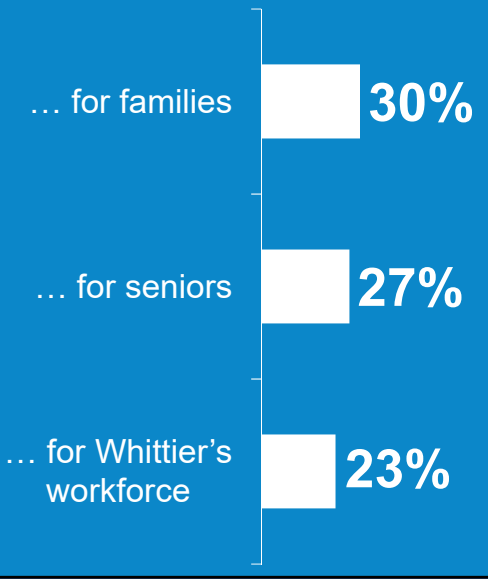
EXERCISE 1: WHITTIER BLVD

Whittier Boulevard could serve the community better if it …



Source: April/May Envision Whittier questionnaire (403 respondents)

Whittier Boulevard should provide housing for…



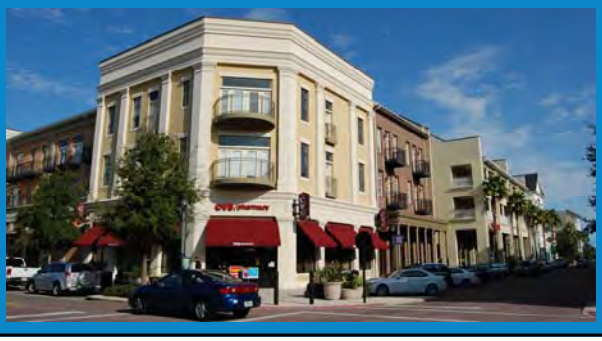
20

EXERCISE 1: WHITTIER BLVD

76%

of questionnaire respondents said housing along Whittier Boulevard would preferably look like MIXED-USE

Source: April/May Envision Whittier questionnaire (403 respondents)

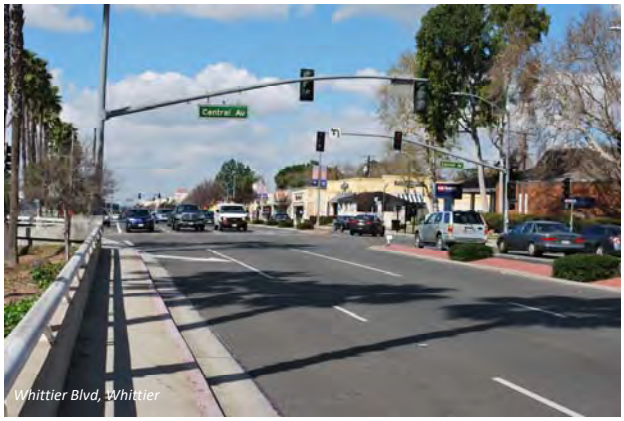


21

EXERCISE 1: WHITTIER BLVD

Ingredients for a thriving Whittier Boulevard:

1. Encourage activity nodes
2. Create entertainment opportunities
3. Foster a pedestrian feel
4. Encourage mixed-use



Whittier Blvd, Whittier

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

22

EXERCISE 1: WHITTIER BLVD

Ingredients for a thriving Whittier Boulevard:

1. Encourage activity nodes
2. Create entertainment opportunities
3. Foster a pedestrian feel
4. Encourage mixed-use

Larchmont Village, Los Angeles

Downey Promenade

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

23

EXERCISE 1: WHITTIER BLVD

Ingredients for a thriving Whittier Boulevard:

1. Encourage activity nodes
2. Create entertainment opportunities
3. Foster a pedestrian feel
4. Encourage mixed-use

Edwards Cinema, Brea

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

24

EXERCISE 1: WHITTIER BLVD

Ingredients for a thriving Whittier Boulevard:

1. Encourage activity nodes
2. Create entertainment opportunities
3. Foster a pedestrian feel
4. Encourage mixed-use

Urban Park, Fort Collins, CO

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

25

EXERCISE 1: WHITTIER BLVD

Ingredients for a thriving Whittier Boulevard:

1. Encourage activity nodes
2. Create an entertainment focus
3. Foster a pedestrian feel
4. Encourage mixed-use

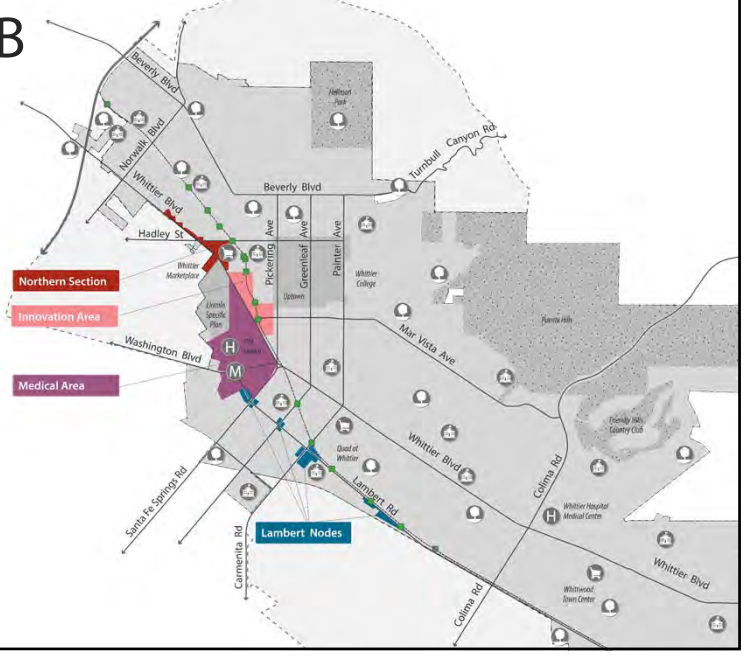
Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

26

EXERCISE 2: NORTH FOCUS AREA/ EMPLOYMENT HUB

Activity: Discuss what uses you would like to see in each focus area

Potential: Turn into a "health district"



27

EXERCISE 2: NORTH FOCUS AREA/ EMPLOYMENT HUB

Dantin Bruce Development in the Batop Rouge Health District

43

acres of underused land near PIH Health could be recycled into uses for a "health district"

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

28

EXERCISE 2: NORTH FOCUS AREA/ EMPLOYMENT HUB

1. Integrate **mixed uses** within district
2. Develop **visibility** and a **district identity**
3. **Housing** as a critical element in health district
4. Develop **public parking structures**

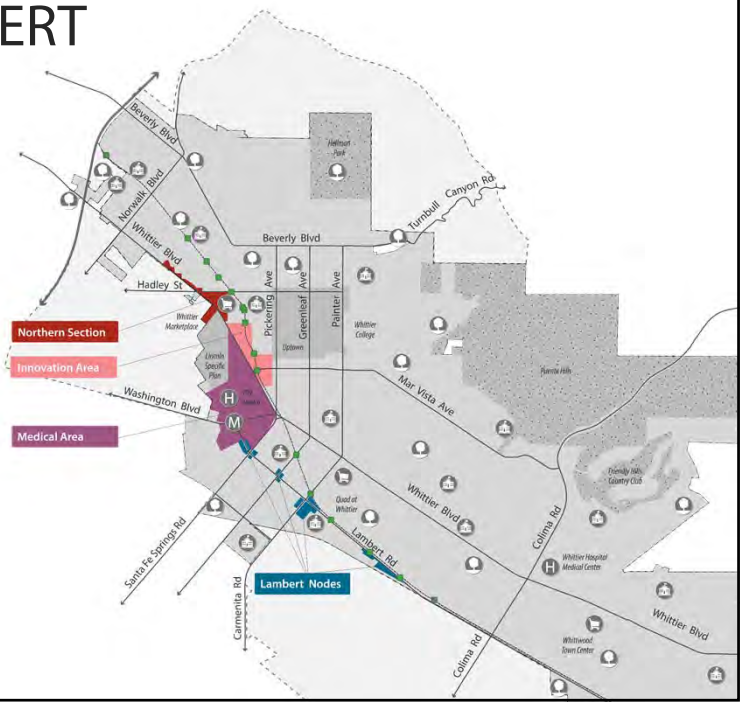
Health Village at the Providence Health System

Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

29

EXERCISE 2: LAMBERT NODES

Activity: Discuss what uses you would like to see in this focus area

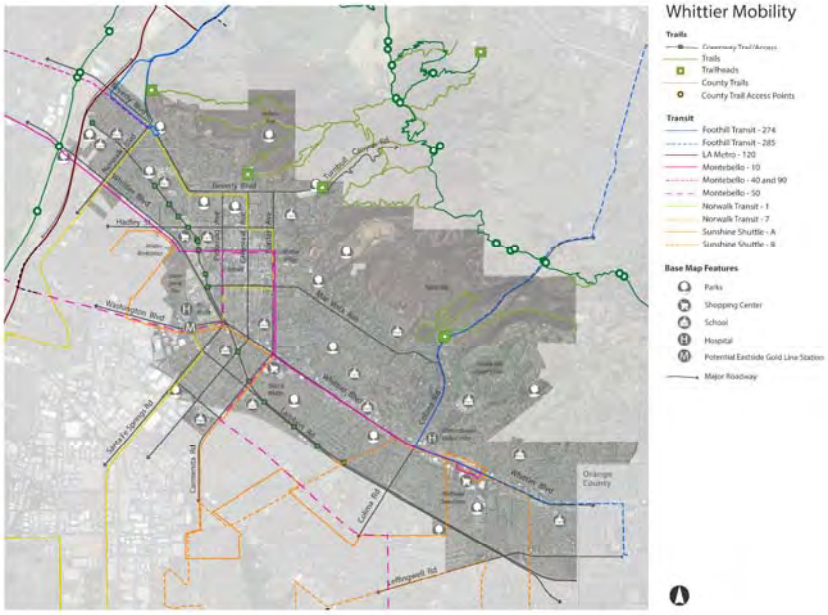


30

EXERCISE 3: MOBILITY

Activity: Provide input on specific mobility questions regarding:

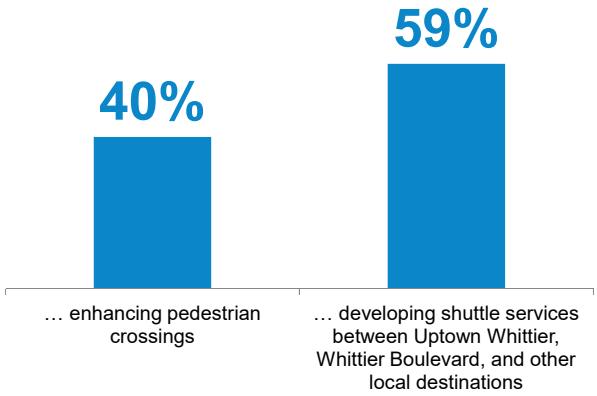
- Shuttle destinations
- Pedestrian safety
- Leveraging the Greenway Trail



31

EXERCISE 3: MOBILITY

Whittier should improve mobility by…



Source: April/May Envision Whittier questionnaire (403 respondents)

Greenway Trail, Whittier

Median refuge island

ENVISION WHITTIER QUESTIONNAIRE

April 20th – May 14th, 2018

SUMMARY

Overview

The City of Whittier distributed a questionnaire for Envision Whittier, the City's General Plan Update process, from April 20th – May 14th, 2018. Four-hundred and three (403) Whittier residents, property owners, students, and workers responded to the questionnaire. An electronic version of the questionnaire was promoted via social media and on the Envision Whittier website. The City distributed a paper version of the questionnaire at the 2018 Whittier Earth Day event and the City Hall reception desk. Partner stakeholders, including local community and business groups, promoted the questionnaire to their members.

The purpose of the questionnaire was to solicit input from the Whittier community that will be used to shape the General Plan's vision and guiding principles. This questionnaire builds off of public input provided at previous outreach events and questionnaire. The questionnaire included twenty questions: thirteen topic-based questions about Whittier's challenges and opportunities, as well as community values. Seven questions asked demographic questions about the respondents.

This summary is organized as follows:

1. A short synopsis of questionnaire results
2. Respondents' demographic characteristics displayed as charts by question
3. Topic-based question results displayed as charts and/or a summary of top responses as appropriate by question
4. An Appendix that includes a copy of the questionnaire and all responses to open-ended questions and "other" options

Response Synopsis

Respondent Demographics

Questionnaire respondents are primarily Whittier residents and home owners:

- 83% are Whittier residents
- 80% of resident respondents live in a house and 87% are property owners
- 40% of resident respondents live in zip code area 90601

The majority of respondents are female (63%) and between the ages of 35 and 64 (70%). More than half of respondents (51%) identify as White, and close to half (48%) as Hispanic/Latino.

Topic-Based Questions

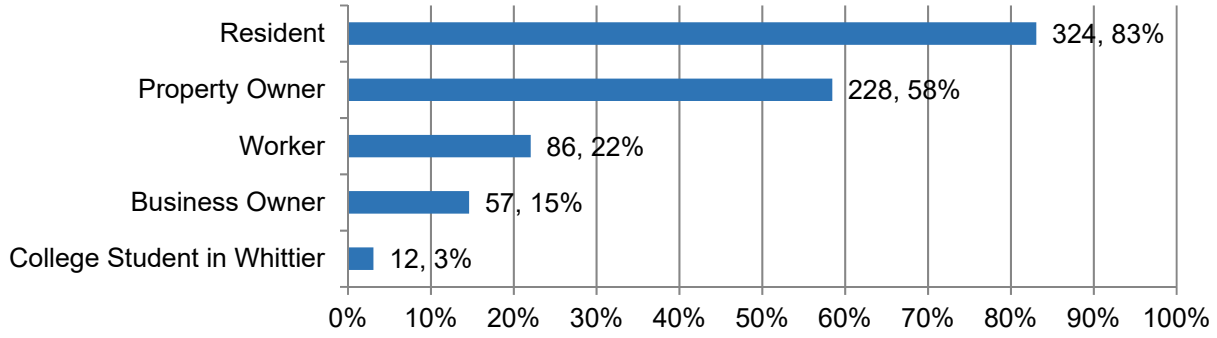
The top responses to each topic-based question (excluding the open-ended questions Q3 and Q12) are summarized below and organized by theme.

- **Small Town Feel (Q1).** A majority (60%) said Whittier feels like a small town to them because it has natural beauty and open spaces.
- **Whittier's Biggest Challenge (Q2).** Thirty-five (35%) selected "homelessness" as Whittier's biggest challenge (with "safety" coming in second at 16%).
- **History and Culture (Q4).** Almost half (49%) said Whittier could highlight its history and culture by promoting adaptive re-use of historic and vintage buildings.
- **Mobility (Q5).** Fifty-nine percent (59%) said Whittier should consider improving mobility options by developing shuttle services between Uptown Whittier, Whittier Boulevard, and other local destinations. Forty percent (40%) selected "by enhancing pedestrian crossings."
- **Sustainability (Q6).** Forty-seven percent (47%) and forty-three percent (43%) said Whittier could become more sustainable by promoting adaptive re-use of buildings and supporting alternative transportation respectively.
- **Whittier Boulevard (Q7-Q10).** Sixty percent (60%) said Whittier Boulevard could serve the community better if it "provides more destinations for residents and visitors," 51% if it "has dedicated public places to gather with friends and family" and 48% if it "has a diverse offering of goods and services offered by local businesses." Respondents thought housing along Whittier Boulevard should be in the form of mixed-use with ground-floor retail (76%), and that it should be for families (30%), seniors (27%), and Whittier's workforce (23%). Forty-eight percent (48%) think that cars passing through causes traffic on Whittier Boulevard.
- **Prioritization (Q11).** Forty-eight percent (48%) of respondents selected Public Safety, Noise, and Health as most important to them. Forty-three (43%) selected Land Use and Community Character.

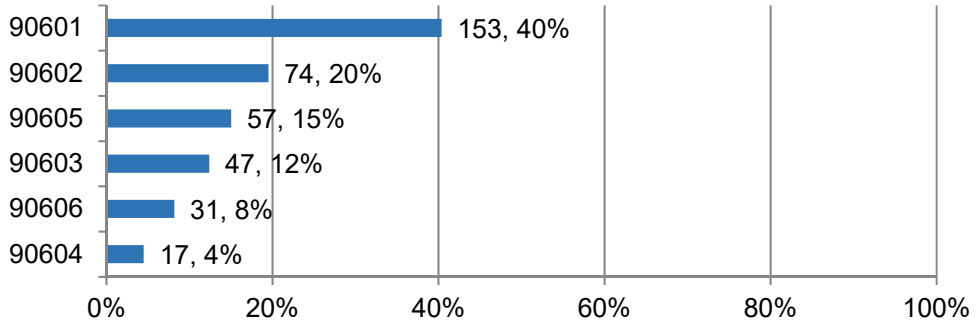
Respondent Demographics: Results

The following tables show the demographic characteristics of those who responded to the questionnaire.

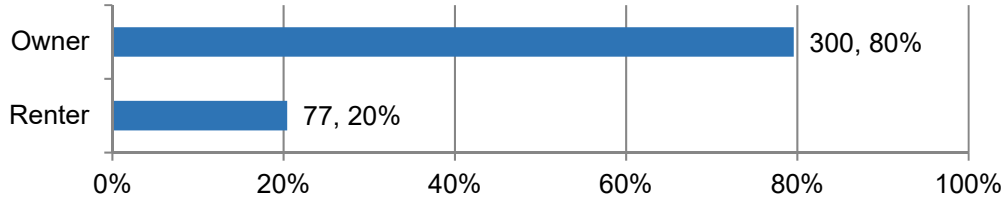
Q14: Do you live, work, own a business or property, or go to college in Whittier (select all that apply)?



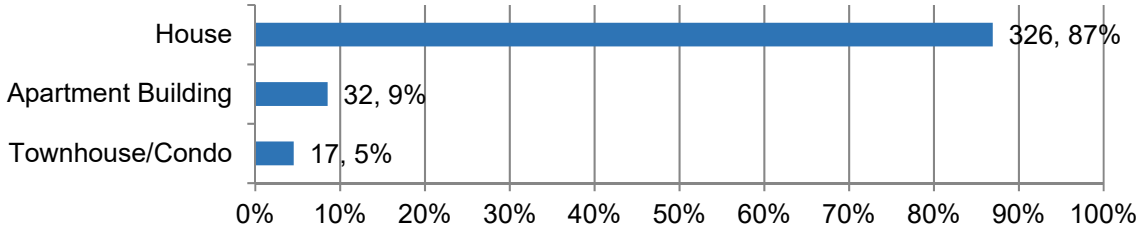
Q15: If you are a resident, what is your zip code?



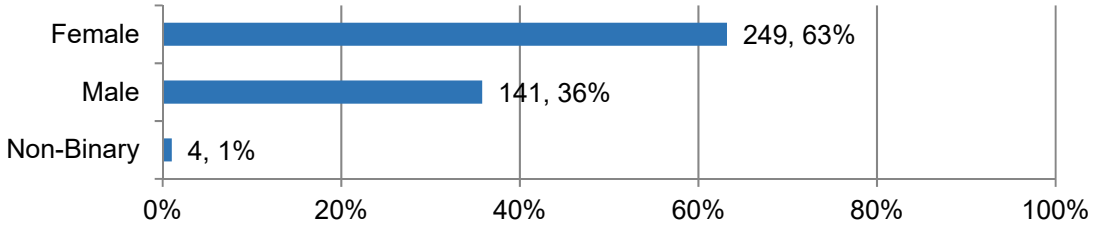
Q16: If you are a resident, are you an owner or a renter?



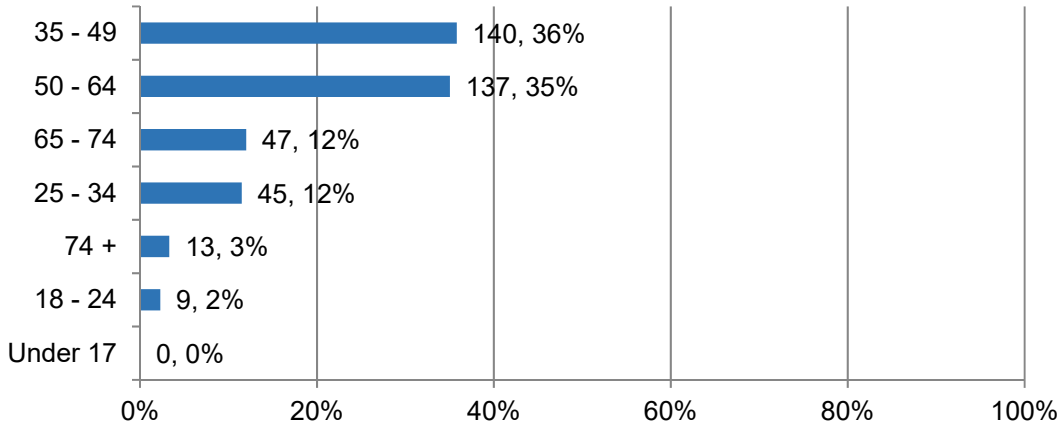
Q17: If you are a resident, do you live in a house, townhouse/condo, or apartment building?



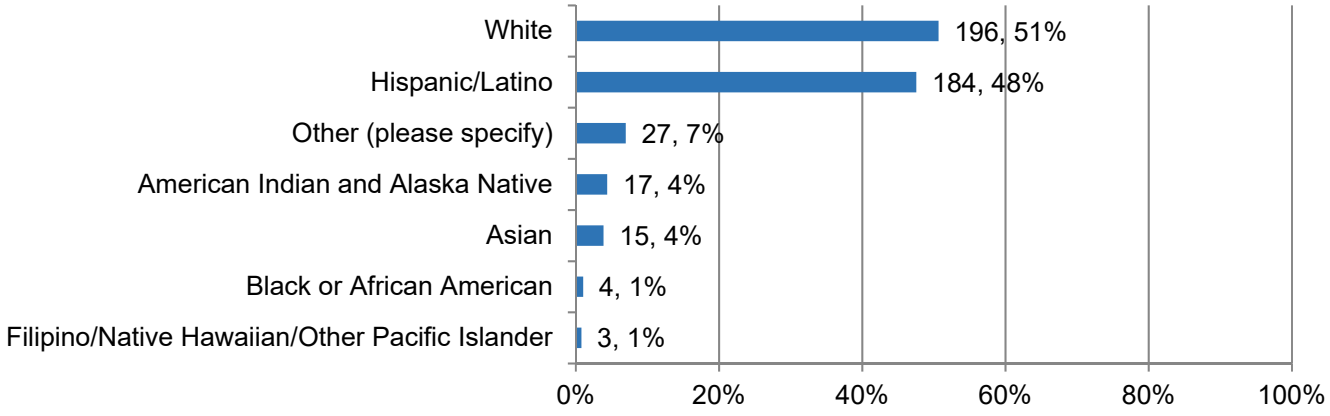
Q18: How do you identify?



Q19: What is your age?



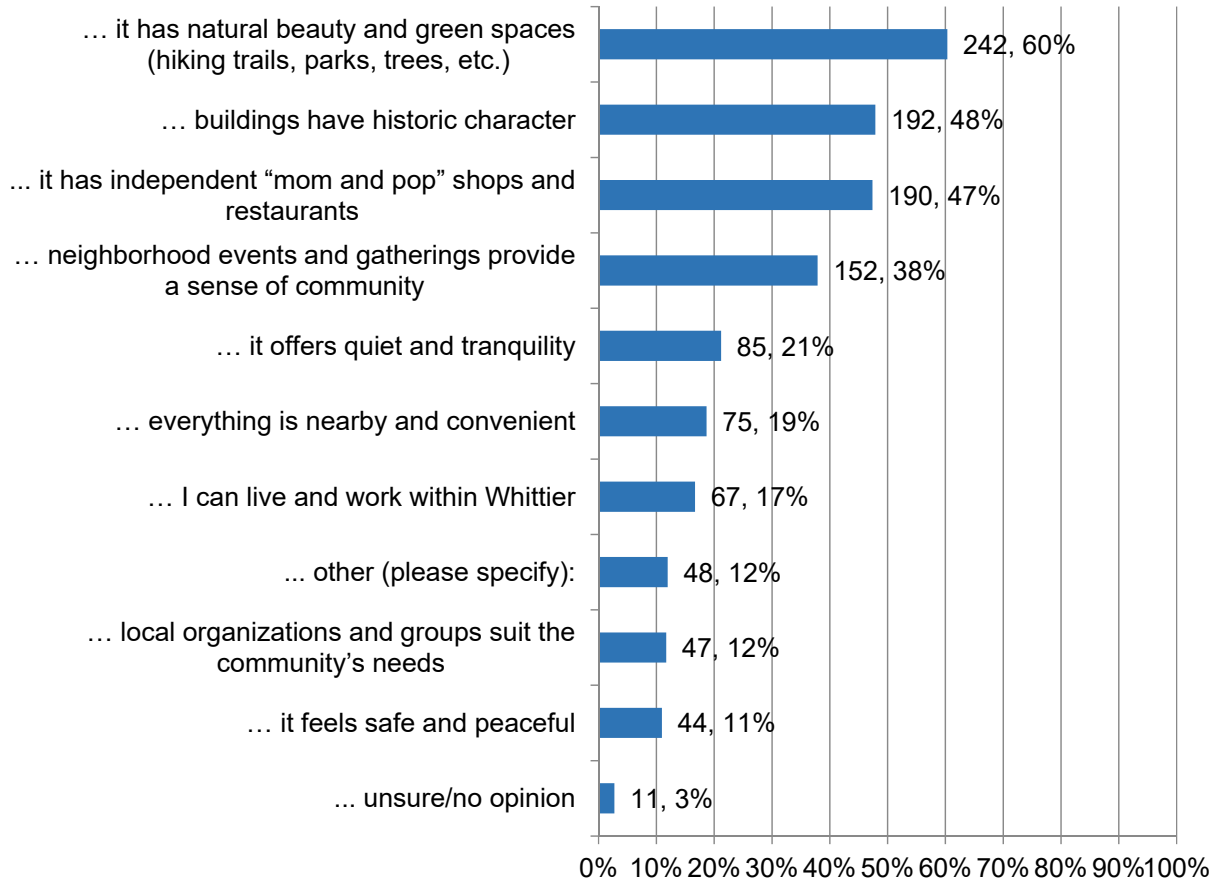
Q20: How do you identify (check all that apply)?



Topic-Based Questions: Results and Findings

All responses to open-ended questions (questions 3, 12, and 13) and responses to "other" categories in multiple choice questions (questions 1, 2, 4-7, 9, and 10) are included in Appendix B. Responses to the "other" category are summarized below only if a theme or opinion was recorded by 10 or more respondents (or 2.5% of respondents).

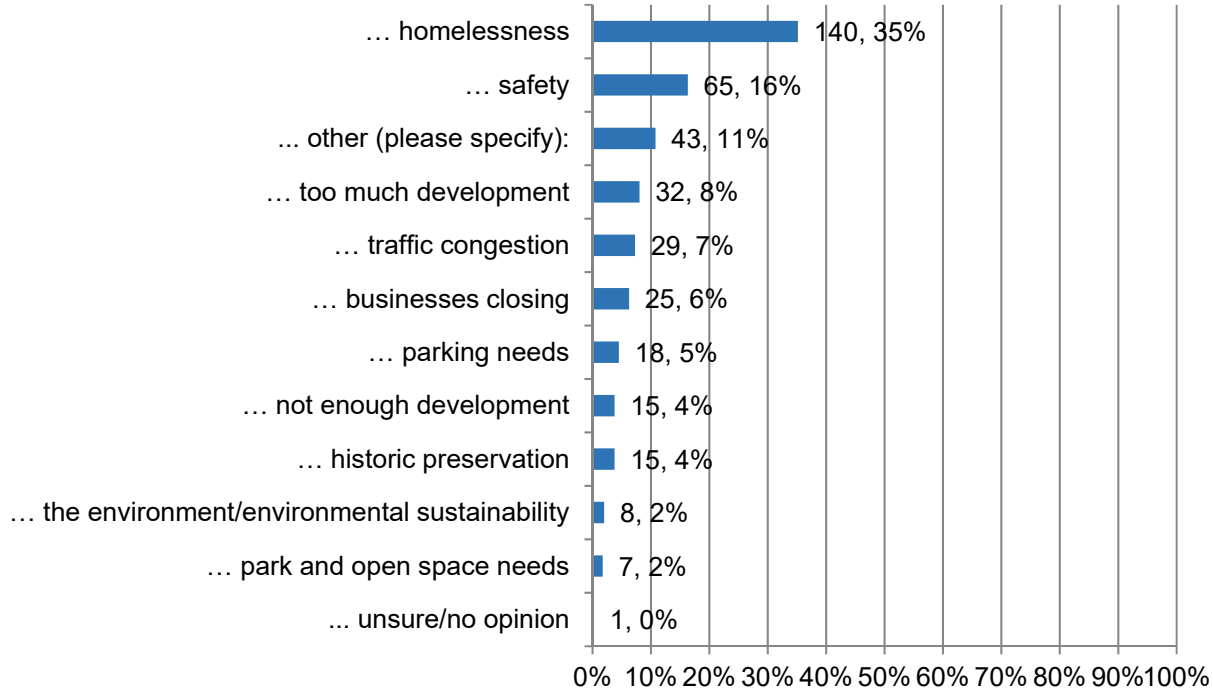
Q1: Whittier feels like a "small town" to me because … (pick your top three)



Top "Other" Responses (recorded by 10 or more individuals):

- No longer feels like a small town (12 responses, or 3% or respondents)

Q2: Whittier's biggest challenge is...(pick one)



Q3: Please describe why you identified the challenge in Question 2.

Three-hundred and seven-eight (378) respondents described why they chose a particular challenge in Question 2 (Q2). Challenge descriptions are summarized below only if a theme or opinion was recorded by 10 or more respondents (or 2.5% of respondents).

Homelessness

One-hundred and forty (140) respondents said “homelessness” is the city’s biggest challenge. Forty-seven (47) of these respondents noted they are especially concerned about increased crime and a perceived decrease in public safety and public health caused by those without homes. For example, one respondent noted that “it makes our parks, local businesses, [and] public spaces feel unsafe and unclean.” Twenty-three (23) specifically highlighted Uptown Whittier as a location of particular concern.

Less than 5% of respondents highlighted other concerns:

- Twenty-one (21) respondents noted that the number of people without homes living in Whittier appears to be increasing.
- Sixteen (16) noted that they had seen homeless in all parts of the city.

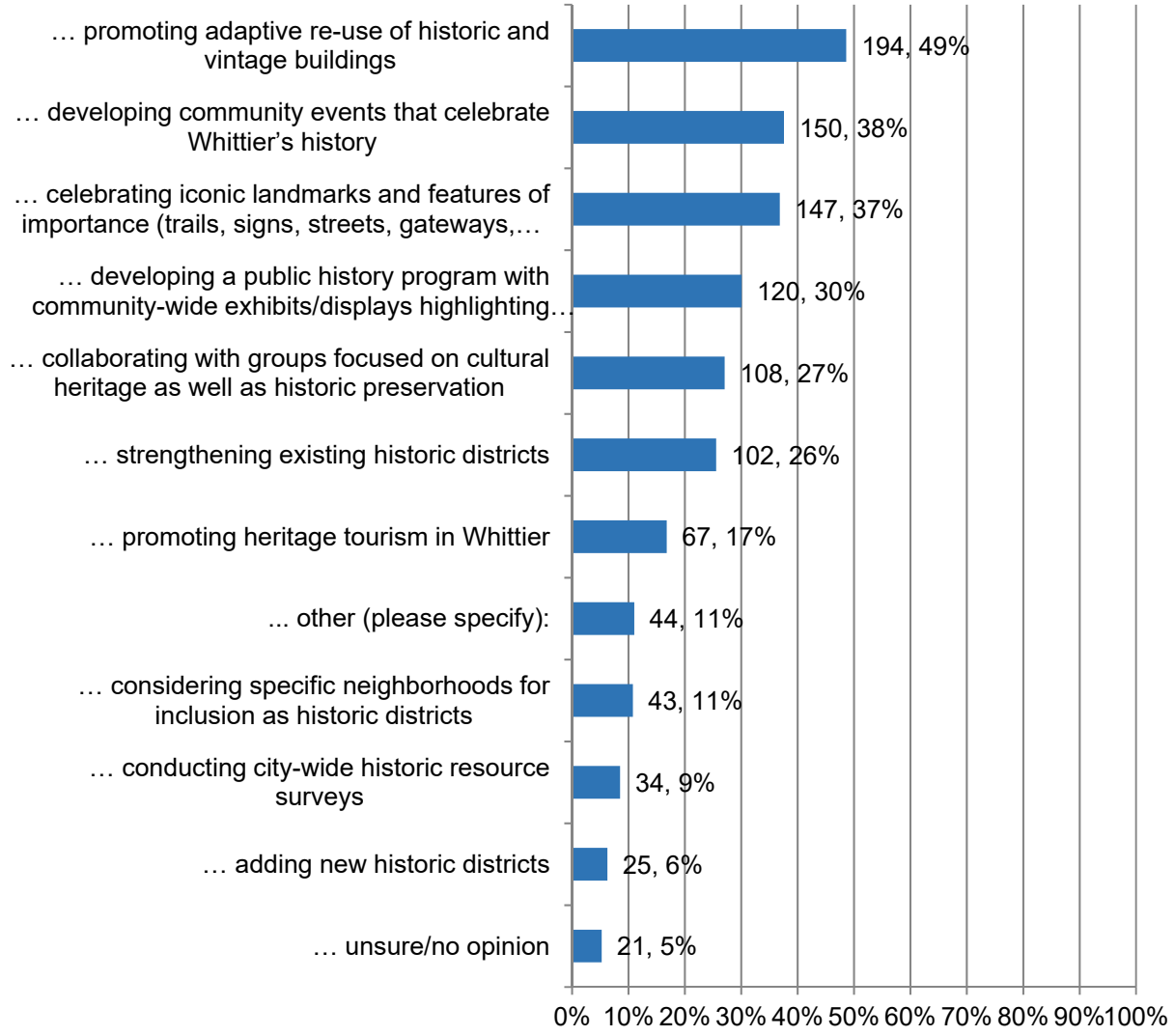
Safety

Sixty-five (65) respondents said “safety” is the city’s biggest concern. Thirty (30) respondents said they have seen an increase in crime of all types. For example, one respondent noted that “Within the last few years it seems that crime has gone up dramatically and it makes us families feel very unsafe with our kids. It’s frustrating not to be able to step out of our homes and feel safe.”

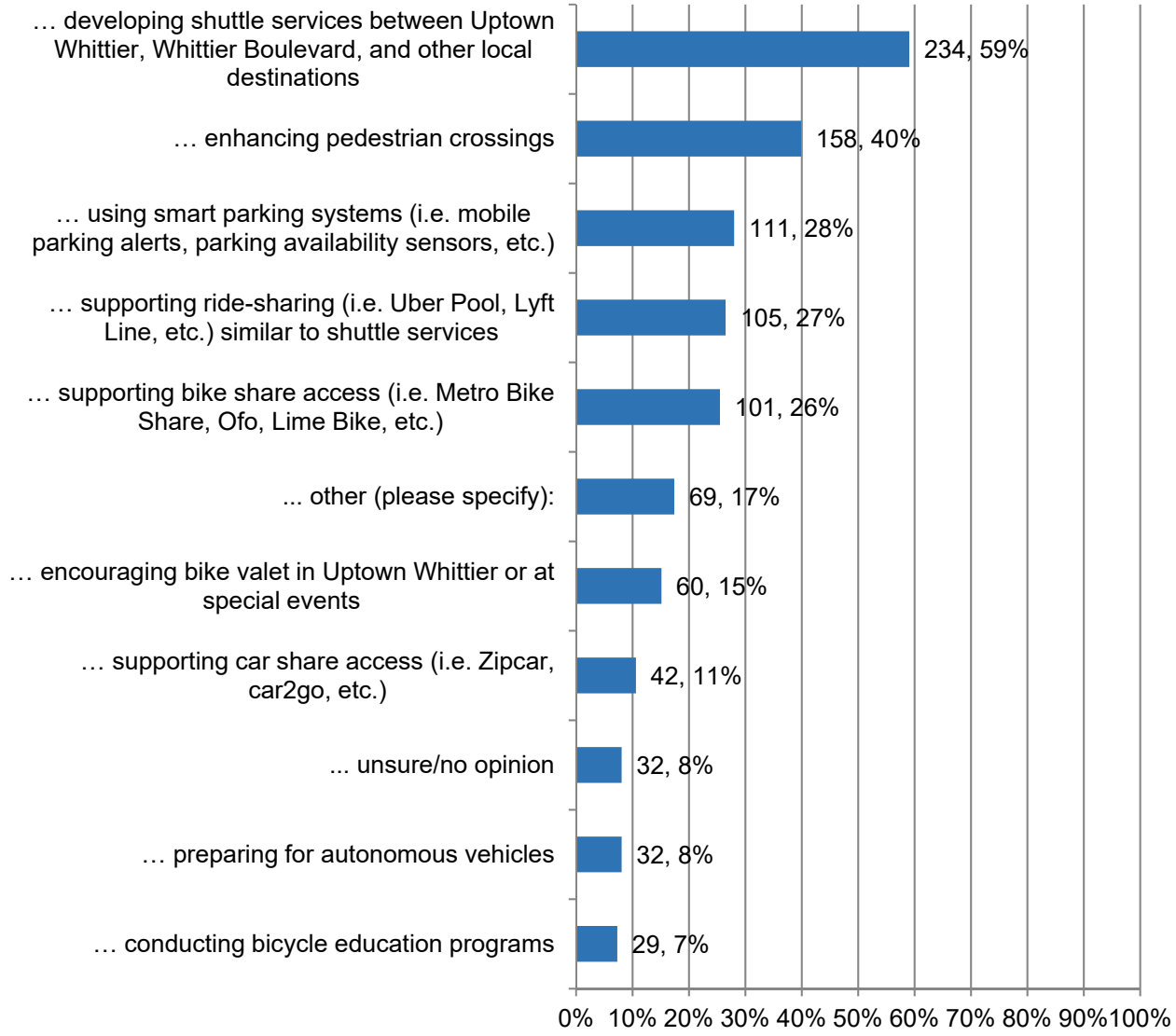
Too Much Development

Thirty-two (32) respondents said “too much development” is Whittier’s biggest challenge. Less than 3% of respondents (11 total) expressed concerns about too much residential development in Whittier.

Q4: Whittier could highlight its history and culture by …(pick your top three)



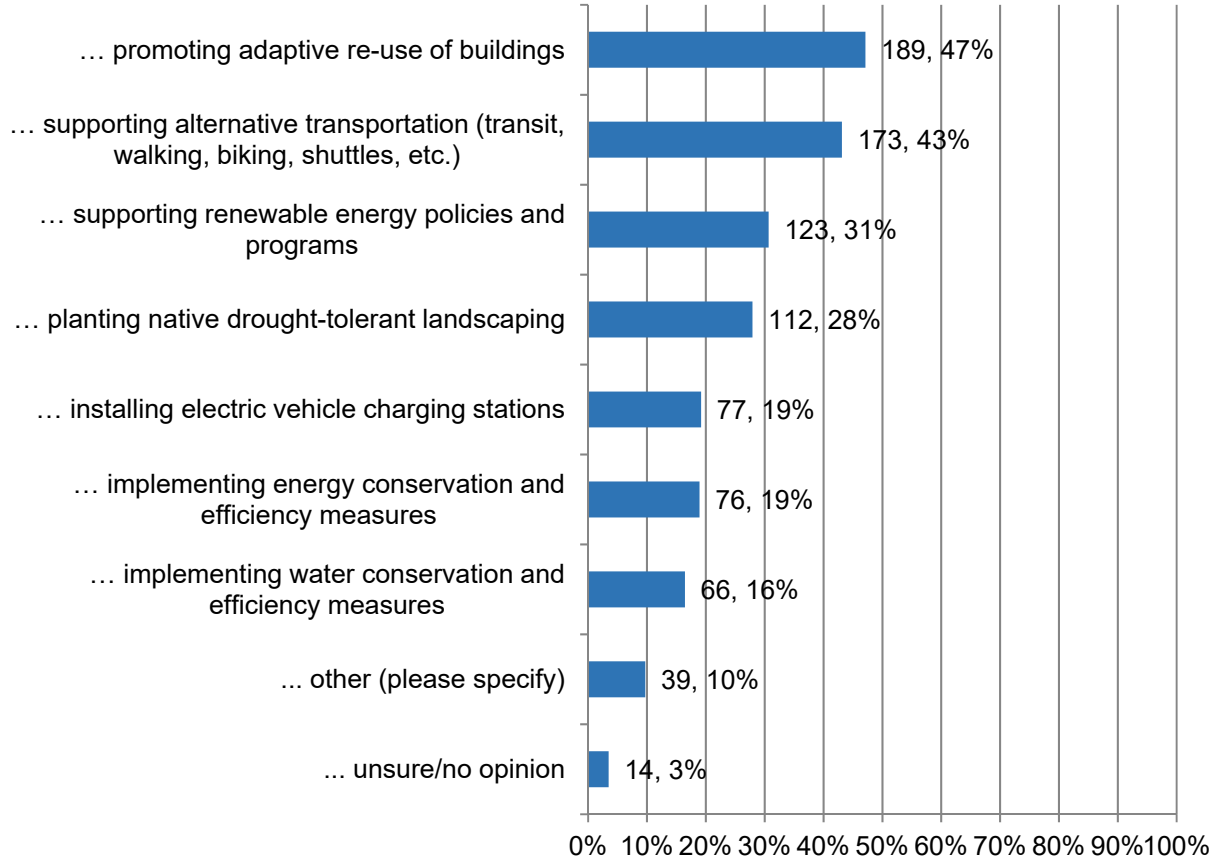
Q5: To improve mobility options, Whittier should consider… (pick your top three)



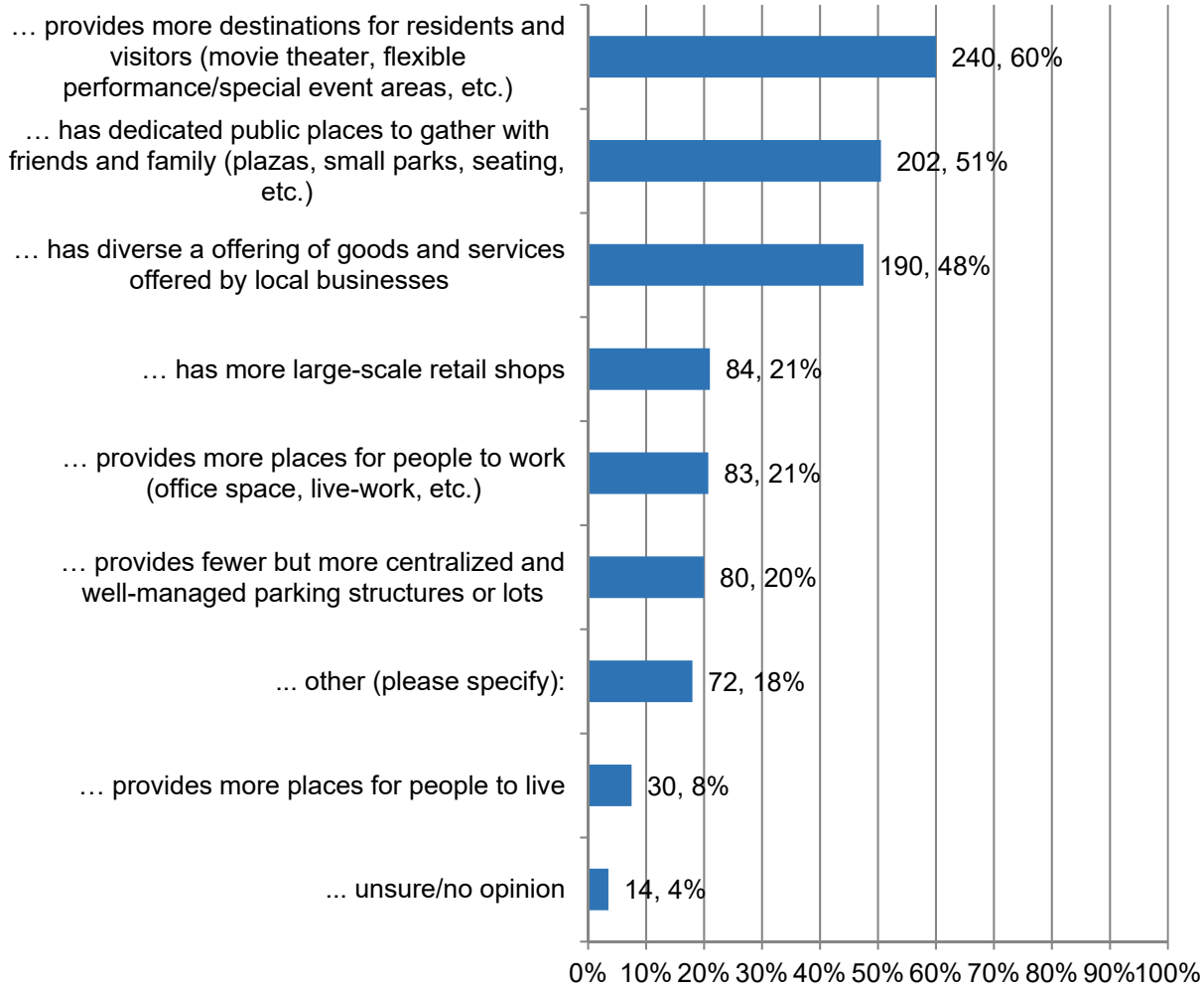
Top "Other" Responses (recorded by 10 or more individuals):

- Providing more transit options (e.g., improve regional transit connections with bus and train; provide shuttles/trolleys/light rail to citywide events and to trailheads, residential neighborhoods, shopping destinations, etc.) (22 respondents, or 5.5% of responses)
- Improving walking conditions (e.g., fix sidewalks, encourage walking, etc.) (10 respondents, or 2.5% of respondents)

Q6: Whittier could become more sustainable by... (pick your top two)



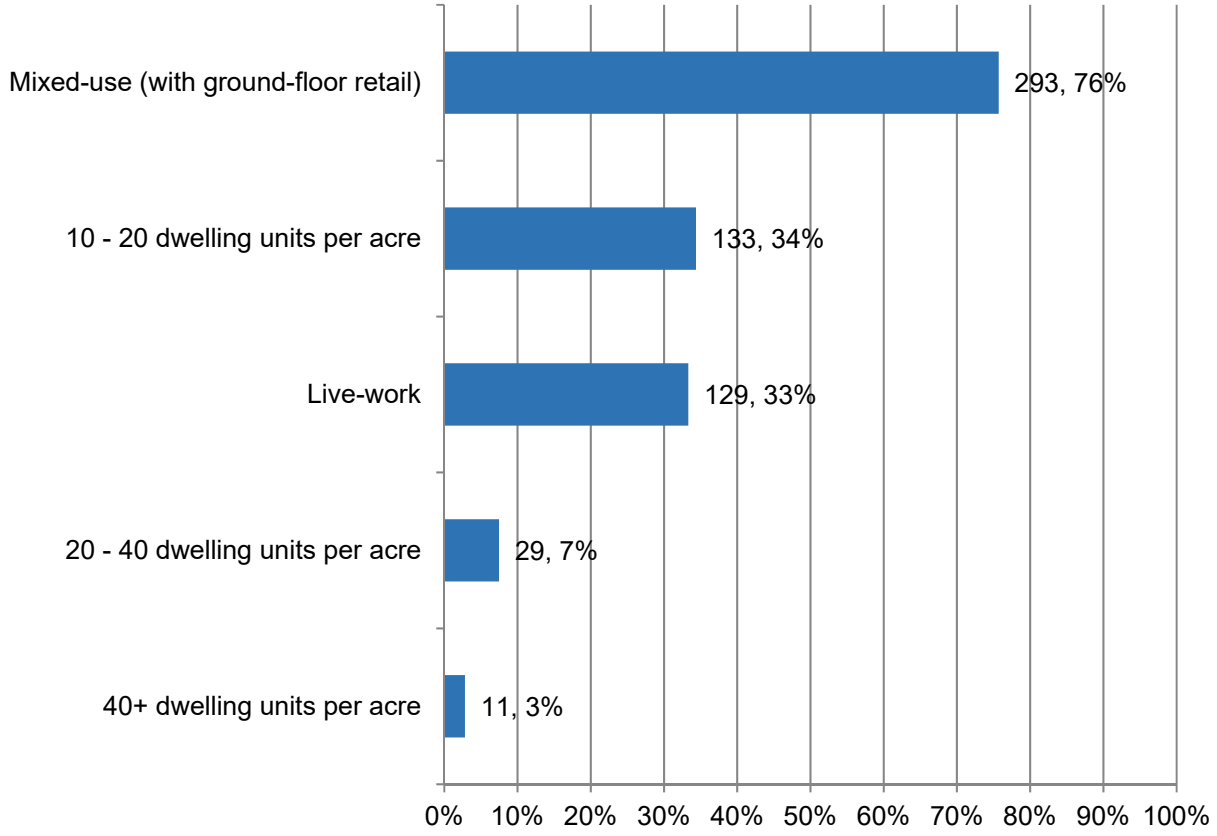
Q7: Whittier Boulevard could serve the community better if it …(pick your top three)



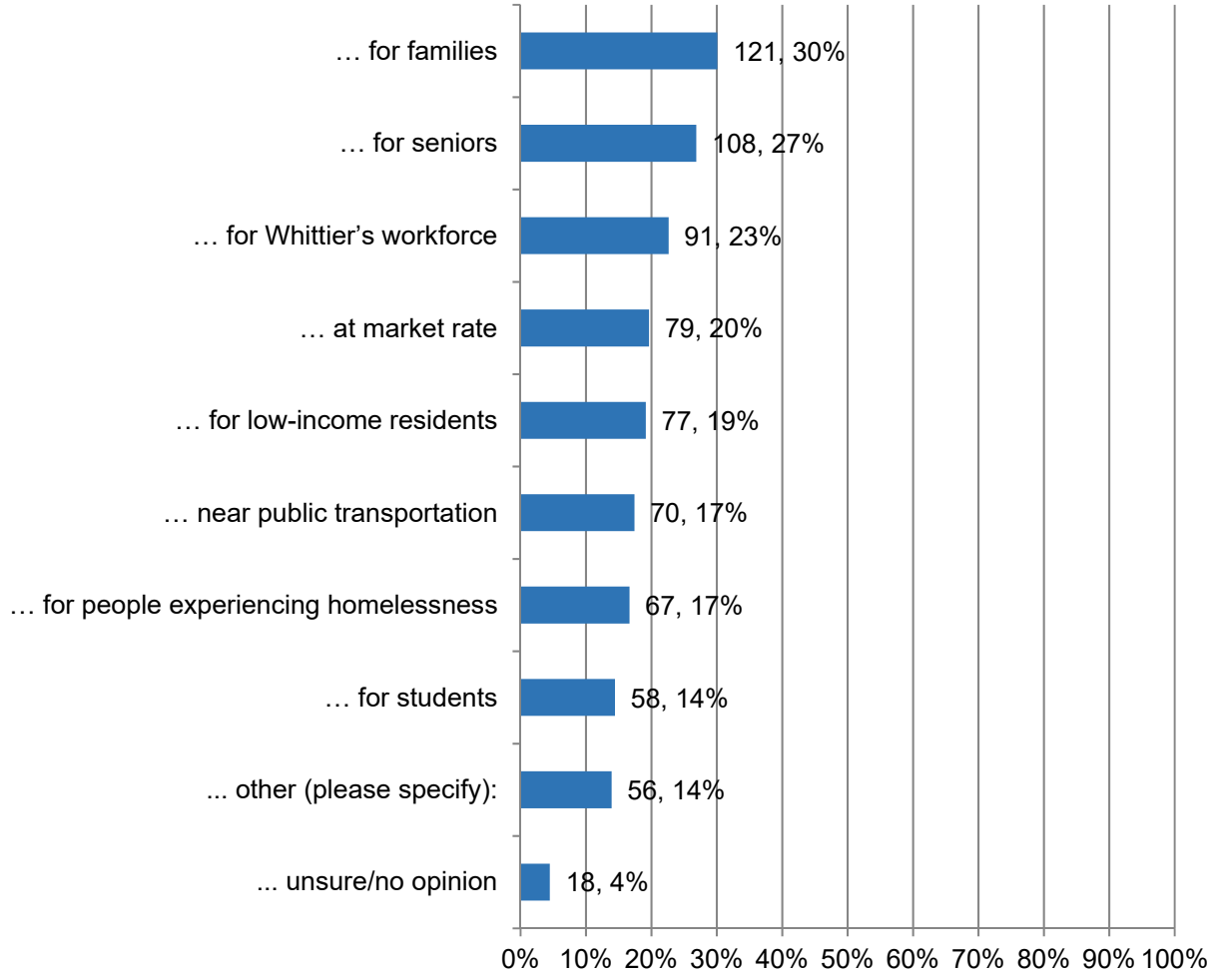
Top "Other" Responses (recorded by 10 or more individuals):

- Improved traffic flow on Whittier Blvd (17 respondents, or 4% of respondents)

Q8: Housing along Whittier Boulevard would preferably look like…(pick your top two)



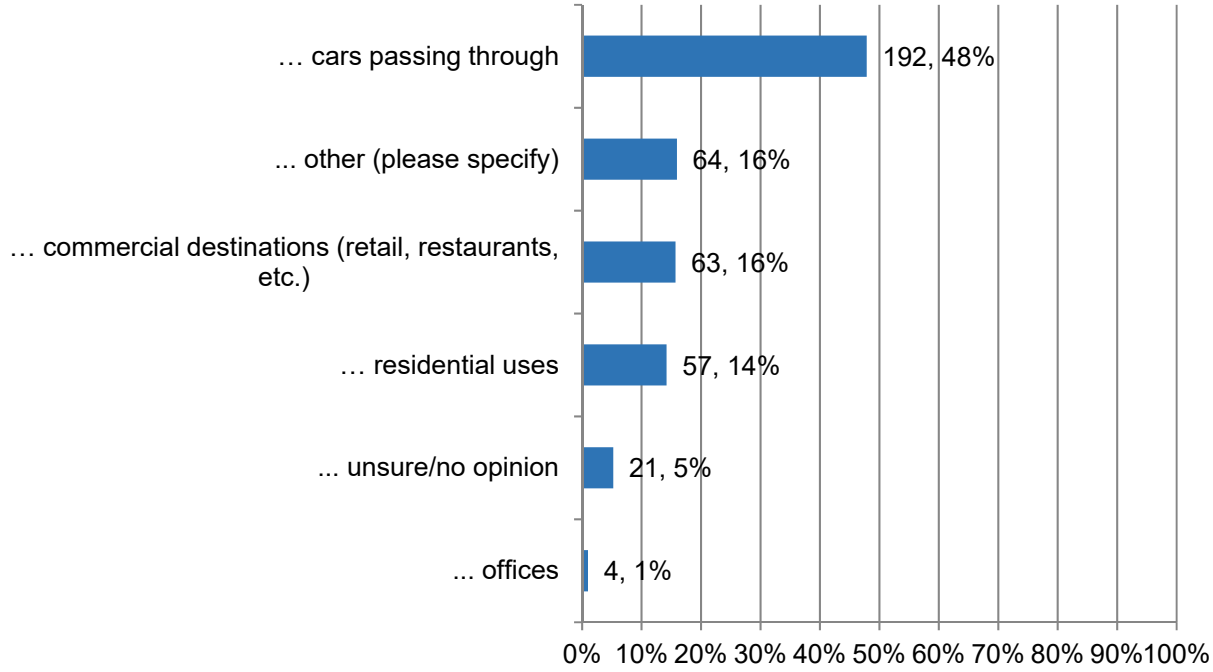
Q9: Whittier Boulevard should provide housing … (pick your top two)



Top "Other" Responses (recorded by 10 or more individuals):

- Whittier Boulevard or Whittier as a whole should not have more housing (37 responses, or 9% of respondents)

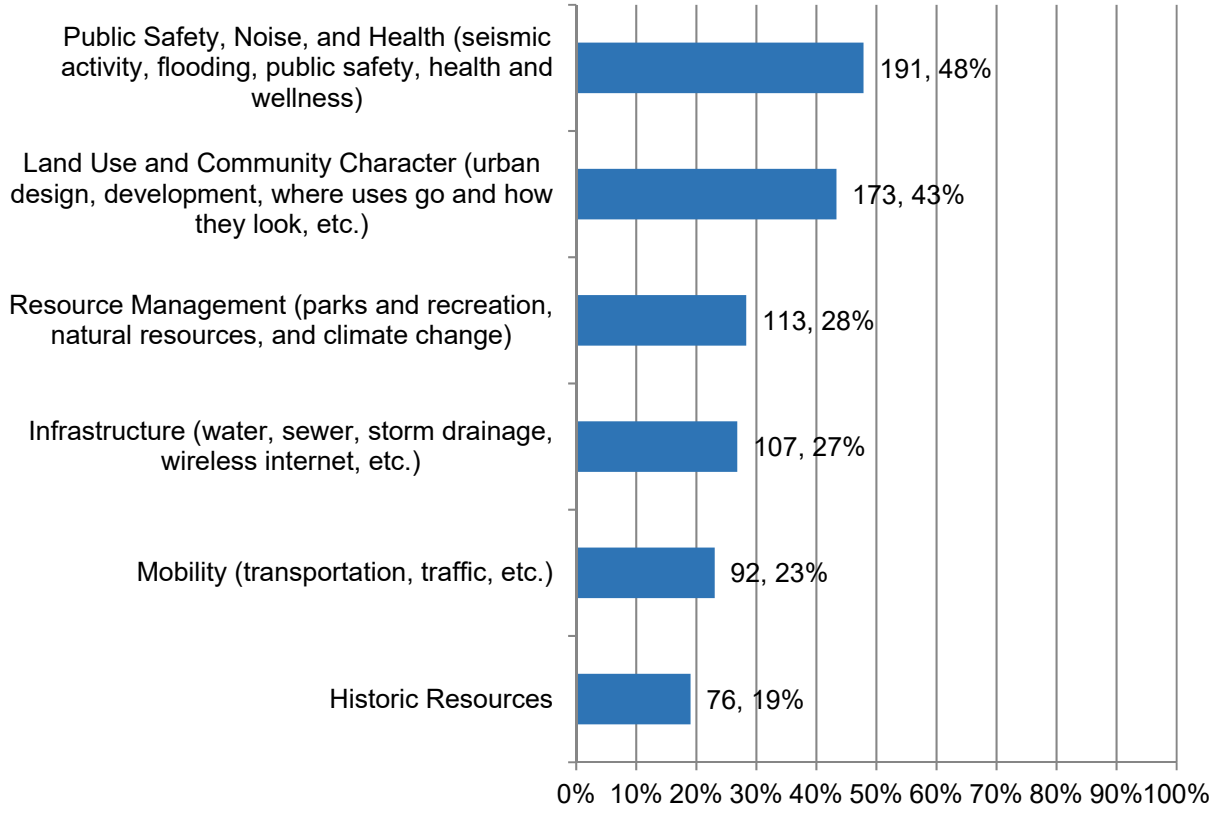
Q10: What do you believe causes traffic on Whittier Boulevard? (pick one)



Top "Other" Responses (recorded by 10 or more individuals):

- Poorly timed lights and other traffic management issues (17 responses, or 4% of respondents)

Q11: Which of the following is most important to you? (pick two)



Q12: What does "Whittier's heritage" mean to you?

See Q12 responses in Appendix B.

Appendix A: Questionnaire Questions

These questionnaire questions (in both Spanish and English) were distributed to the Whittier community both online and as paper questionnaires.

1. Whittier feels like a "small town" to me because… (pick your top three)

- ☐ … it offers quiet and tranquility
- ☐ … it feels safe and peaceful
- ☐ … it has natural beauty and green spaces (hiking trails, parks, trees, etc.)
- ☐ … neighborhood events and gatherings provide a sense of community
- ☐ ... it has independent "mom and pop" shops and restaurants
- ☐ … I can live <u>and</u> work within Whittier
- ☐ … everything is nearby and convenient
- ☐ … local organizations and groups suit the community's needs
- ☐ … buildings have historic character
- ☐ … unsure/no opinion
- ☐ … other (please specify):

_____

_____

2. Whittier's biggest challenge is… (pick one)

- ☐ … businesses closing
- ☐ … historic preservation
- ☐ … homelessness
- ☐ … not enough development
- ☐ … parking needs
- ☐ … park and open space needs
- ☐ … safety
- ☐ … the environment/environmental sustainability
- ☐ … too much development
- ☐ … traffic congestion
- ☐ … unsure/no opinion
- ☐ … other (please specify):

_____

_____

3. Please describe why you identified the challenge in Question 2.

_____

_____

_____

_____

4. Whittier could highlight its history and culture by …
(pick your top three)

- ☐ … considering specific neighborhoods for inclusion as historic districts
- ☐ … collaborating with groups focused on cultural heritage as well as historic preservation
- ☐ … developing community events that celebrate Whittier's history
- ☐ … celebrating iconic landmarks and features of importance (trails, signs, streets, gateways, etc.)
- ☐ … developing a public history program with community-wide exhibits/ displays highlighting Whittier's diverse history, heritage, and culture
- ☐ … promoting heritage tourism in Whittier
- ☐ … promoting adaptive re-use of historic and vintage buildings
- ☐ … conducting city-wide historic resource surveys
- ☐ … strengthening existing historic districts
- ☐ … adding new historic districts
- ☐ … unsure/no opinion
- ☐ …. other (please specify):

_____

_____

5. To improve mobility options, Whittier should consider…
(pick your top three)

- ☐ … supporting bike share access (i.e. Metro Bike Share, Ofo, Lime Bike, etc.)
- ☐ … supporting car share access (i.e. Zipcar, car2go, etc.)
- ☐ … enhancing pedestrian crossings
- ☐ … encouraging bike valet in Uptown Whittier or at special events
- ☐ … conducting bicycle education programs
- ☐ … using smart parking systems (i.e. mobile parking alerts, parking availability sensors, etc.)
- ☐ … preparing for autonomous vehicles
- ☐ … supporting ride-sharing (i.e. Uber Pool, Lyft Line, etc.) similar to shuttle services
- ☐ … developing shuttle services between Uptown Whittier, Whittier Boulevard, and other local destinations
- ☐ …unsure/no opinion
- ☐ … other (please specify):

_____

_____

6. Whittier could become more sustainable by …
(pick your top two)

- ☐ … promoting adaptive re-use of buildings
- ☐ … implementing water conservation and efficiency measures
- ☐ … planting native or drought-tolerant landscaping
- ☐ … implementing energy conservation and efficiency measures
- ☐ … installing electric vehicle charging stations
- ☐ … supporting alternative transportation (transit, walking, biking, shuttles, etc.)
- ☐ … supporting renewable energy policies and programs
- ☐ … unsure/no opinion
- ☐ … other (please specify):

_____

_____

7. Whittier Boulevard could serve the community better if it …
(pick your top three)

- ☐ … has dedicated public places to gather with friends and family (plazas, small parks, seating, etc.)
- ☐ … has a diverse offering of goods and services provided by local businesses
- ☐ … provides more places for people to live
- ☐ … provides more places for people to work (office space, live-work, etc.)
- ☐ … has more large-scale retail shops
- ☐ … provides more destinations for residents and visitors (movie theater, flexible performance/special event areas, etc.)
- ☐ … provides fewer but more centralized and well-managed parking structures or lots
- ☐ … unsure/no opinion
- ☐ … other (please specify):

_____

_____

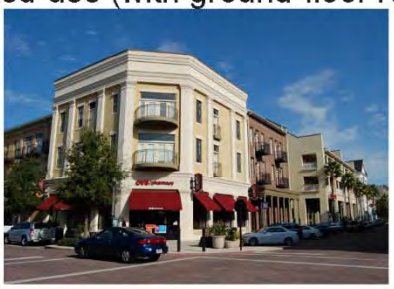
8. Housing along Whittier Boulevard would preferably look like... (pick your top two)

☐ 10 - 20 dwelling units per acre

☐ 20 - 40 dwelling units per acre

☐ 40+ dwelling units per acre

☐ Mixed-use (with ground-floor retail)



☐ Live-work

9. Whittier Boulevard should provide housing …
(pick your top two)

- ☐ … for students
- ☐ … for families
- ☐ … for seniors
- ☐ … for people experiencing homelessness
- ☐ … for Whittier's workforce
- ☐ … for low-income residents
- ☐ … near public transportation
- ☐ … at market rate
- ☐ … unsure/no opinion
- ☐ … other (please specify):

_____
_____

10. What do you believe causes traffic on Whittier Boulevard? (pick one)

- ☐ … residential uses
- ☐ … commercial destinations (retail, restaurants, etc.)
- ☐ … offices
- ☐ … cars passing through
- ☐ … unsure/no opinion
- ☐ … other (please specify):

_____
_____

11. Which of the following is most important to you? (pick two)

- ☐ Historic Resources
- ☐ Land Use and Community Character (urban design, development, where uses go and how they look, etc.)
- ☐ Mobility (transportation, traffic, etc.)
- ☐ Infrastructure (water, sewer, storm drainage, wireless internet, etc.)
- ☐ Public Safety, Noise, and Health (seismic activity, flooding, public safety, health and wellness)
- ☐ Resource Management (parks and recreation, natural resources, and climate change)

12. What does "Whittier's heritage" mean to you?

_____
_____
_____
_____

13. Please share any additional ideas or comments.

_____
_____
_____
_____

About You

14. Do you live, work, own a business or property, or go to college in Whittier (select all that apply)?

- ☐ Resident
- ☐ Worker
- ☐ Business Owner
- ☐ Property Owner
- ☐ College Student in Whittier

15. If you are a resident, what is your zip code?

- ☐ 90601
- ☐ 90604
- ☐ 90602
- ☐ 90605
- ☐ 90603
- ☐ 90606

16. If you are a resident, are you an owner or a renter?

- ☐ Owner
- ☐ Renter

17. If you are a resident, do you live in a house, townhouse, or apartment building?

- ☐ House
- ☐ Townhouse/Condo
- ☐ Apartment Building

18. How do you identify?

- ☐ Male
- ☐ Female
- ☐ Non-Binary

19. What is your age?

- ☐ Under 17
- ☐ 18 - 24
- ☐ 25 - 34
- ☐ 35 - 49
- ☐ 50 - 64
- ☐ 65 - 74
- ☐ 74 +

20. How do you identify (check all that apply)?

- ☐ American Indian and Alaska Native
- ☐ Asian
- ☐ Black or African American
- ☐ Filipino/Native Hawaiian/Other Pacific Islander
- ☐ Hispanic/Latino
- ☐ White
- ☐ Other (please specify):

_____

_____

Return this survey by May 12, 2018

Attn: Don Dooley
13230 Penn Street
Whittier, CA 90602

1. Whittier se siente como un “pueblito” porque …
(escoja tres opciones)

- ☐ … ofrece paz y tranquilidad
- ☐ … se siente seguro y tranquilo
- ☐ … tiene una belleza natural y espacios verdes (parques, arboles, senderos, etc.)
- ☐ … los eventos y reuniones del vecindario dan la sensación de comunidad
- ☐ ... tiene tiendas y restaurantes de “mamá y papá”
- ☐ … puedo vivir y trabajar en Whittier
- ☐ … todo está cerca y muy bien ubicado
- ☐ … las organizaciones y grupos cubren las necesidades de la comunidad
- ☐ … los edificios tienen carácter histórico
- ☐ … no estoy seguro/no opino
- ☐ … otro (favor especificar):

_____

_____

2. El reto más grande que enfrenta Whittier es…
(escoja uno)

- ☐ …el cierre de negocios
- ☐ …conservar sitios históricos
- ☐ …personas en situación de calle
- ☐ …no hay suficiente desarrollo
- ☐ …estacionamiento
- ☐ …las necesidades de los parques y espacios al aire libre
- ☐ …seguridad
- ☐ …el ambiente/sustentabilidad ambiental
- ☐ …demasiado desarrollo
- ☐ …embotellamientos de tránsito
- ☐ …no estoy seguro/no opino
- ☐ …otro (favor especificar):

_____

_____

3. Diga porque escogió el reto en la pregunta 2.

_____

_____

_____

_____

4. Whittier podría resaltar su historia y su cultura al …
(escoja tres)

- ☐ … incluir vecindarios específicos en los distritos históricos
- ☐ … colaborar con los grupos que se dedican a la preservación histórica y el patrimonio cultural
- ☐ … desarrollar eventos comunitarios que celebren la historia de Whittier
- ☐ … celebrar monumentos históricos y lugares importantes (senderos, señales, calles, gateways, etc.)
- ☐ … desarrollar un programa comunitario de historia pública con exhibiciones / exposiciones de la historia tan diversa de Whittier, su patrimonio y cultura
- ☐ … promover el patrimonio cultural en Whittier
- ☐ … promover el uso flexible de edificios históricos y antiguos
- ☐ … llevar a cabo encuestas en toda la ciudad sobre los recursos históricos
- ☐ … fortalecer los distritos históricos ya existentes
- ☐ … agregar nuevos distritos históricos
- ☐ … no estoy seguro/no opino
- ☐ … otro (favor especificar):

_____

_____

5. Para mejorar las opciones de movilidad, Whittier debería de considerar…
(escoja tres)

- ☐ … apoyo al uso compartido de bicicletas (ej. Metro Bike Share, Ofo, Lime Bike, etc.)
- ☐ … apoyo al servicio de transporte privado (i.e. Zipcar, car2go, etc.)
- ☐ … mejorar los cruces peatonales
- ☐ … promover el servicio de valet para bicicletas en la parte norte de Whittier o en eventos especiales
- ☐ … llevar a cabo programas educativos de ciclismo
- ☐ … el uso de estacionamientos inteligentes (ej. alertas móviles de estacionamientos, sensores para espacios disponibles de estacionamiento, etc.)
- ☐ … prepararse para autos autónomos
- ☐ … apoyo a transporte de uso compartido (i.e. Uber Pool, Lyft Line, etc.) similar a los servicios de enlace de transporte
- ☐ … desarrollo de servicios entre Uptown Whittier, Whittier Boulevard, y otros destinos locale
- ☐ … no estoy seguro/no opino
- ☐ … otro (favor especificar):

_____

_____

6. Whittier podría ser más sustentable si …
(escoja dos)

- ☐ … promover el uso flexible de edificios
- ☐ … implementar la conservación de agua y medidas de eficiencia
- ☐ … sembrar plantas oriundas del lugar que sean tolerantes a la sequía
- ☐ … implementar medidas de conservación y eficiencia de energía
- ☐ … instalar estaciones de carga para vehículos eléctricos
- ☐ … apoyo al transporte alternativa (transporte público, caminar, andar en bicicleta, servicios de transporte de enlace, etc.)
- ☐ … apoyo a programas y políticas de energía renovable
- ☐ … no estoy seguro/no opino
- ☐ … otro (favor especificar):

_____

_____

7. El Boulevard Whittier podría dar mejor servicio a la comunidad si…
(escoja tres)

- ☐ … tuviera lugares públicos para poderse reunir con amigos y familia (plazas, pequeños parques, bancas, etc.)
- ☐ … hubiera más oferta de bienes y servicios locales
- ☐ … hubiera más lugares para que viva la gente
- ☐ … hubiera más lugares para trabajar (oficinas, estudios-oficina, etc.)
- ☐ … tuviera tiendas de gran escala
- ☐ … tuviera más lugares que visitar para los residentes y visitantes (cines, lugares de uso múltiple/áreas para eventos especiales, etc.)
- ☐ …tuviera menos espacios de estacionamiento, pero mejor ubicados y administrados
- ☐ …no estoy seguro/no opino
- ☐ …otro (favor especificar):

_____

_____

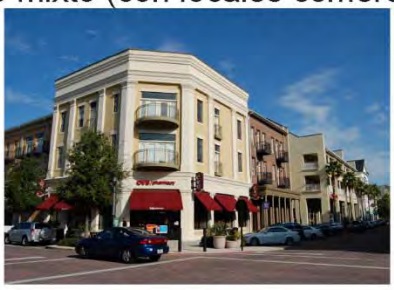
8. Me gustaría que las viviendas a lo largo del Boulevard Whittier se vieran… (escoja 2)

☐ 10 - 20 viviendas por acre

☐ 20 - 40 viviendas por acre

☐ 40+ viviendas por acre

☐ Uso mixto (con locales comerciales en planta baja)



☐ Unidades casa-oficina

9. El Boulevard Whittier debería de proveer vivienda…
(escoja dos)

- ☐ … para estudiantes
- ☐ … para familias
- ☐ … para adultos mayores
- ☐ … para personas en situación de calle
- ☐ … para los trabajadores de Whittier
- ☐ … para residentes de bajos ingresos
- ☐ … cerca del transporte público
- ☐ … a precio de mercado
- ☐ … no estoy seguro/no opino
- ☐ … otro (favor especificar):

_____

_____

10. ¿Cuáles cree que son las causas del tráfico en el boulevard Whittier?
(escoja una)

- ☐ … usos residenciales
- ☐ … destinos comerciales (tiendas, restaurantes, etc.)
- ☐ … oficinas
- ☐ … los coches que circulan
- ☐ … no estoy seguro/no opino
- ☐ … otro (favor especificar):

_____

_____

11. ¿Cuál de estos es más importante para usted?
(escoja dos)

- ☐ Recursos históricos
- ☐ Uso de suelo y carácter de la comunidad (diseño urbano, desarrollo, destinos y cómo se ven, etc.)
- ☐ Movilidad (transporte, tráfico, etc.)
- ☐ Infraestructura (agua, drenaje, desagüe, internet inalámbrico, etc.)
- ☐ Seguridad pública, ruido y salud (actividad sísmica, inundaciones, seguridad pública, salud y bienestar)
- ☐ Manejo de recursos (parques y centros recreativos, recursos naturales, y cambio climático)

12. ¿Qué significa “patrimonio cultural de Whittier” para usted?

_____

_____

_____

_____

13. Escriba cualquier idea o comentario que quiera agregar.

_____
_____
_____
_____

About You

15. ¿Usted vive, trabaja, tiene un negocio o propiedad, o va a la Universidad en Whittier? (seleccione todas las que aplican)

- ☐ Residente
- ☐ Trabaja
- ☐ Comerciante
- ☐ Propietario
- ☐ Estudiante de Universidad en Whittier

16. Si usted es un residente, ¿Cuál es su código postal?

- ☐ 90601
- ☐ 90604
- ☐ 90602
- ☐ 90605
- ☐ 90603
- ☐ 90606

17. Si usted es un residente, ¿es propietario o arrendatario?

- ☐ Propietario
- ☐ Arrendatario

18. Si usted es un residente, ¿usted vive en casa, condominio horizontal, departamento?

- ☐ Casa
- ☐ Condominio horizontal
- ☐ Apartamento

19. ¿Cómo se identifica?

- ☐ Hombre
- ☐ Mujer
- ☐ No-Binario

20. ¿Cuál es su edad?

- ☐ Menos de 17
- ☐ 18 - 24
- ☐ 25 - 34
- ☐ 35 - 49
- ☐ 50 - 64
- ☐ 65 - 74
- ☐ 74 +

21. ¿Cómo se identifica (Marque todas las que apliquen)?

- ☐ Indio Americano y originario de Alaska
- ☐ Asiático
- ☐ Negro o Afroamericano
- ☐ Filipino/Hawaiano/otro Islas del Pacífico
- ☐ Hispanic/Latino
- ☐ Blanco
- ☐ Other (favor especificar):

_____

_____

Devuelve este cuestionario antes de 12 de mayo, 2018

Attn: Don Dooley
13230 Penn Street
Whittier, CA 90602

Appendix B: Open-Ended Questions and Other Responses

All respondent write-in responses to "Q12: What does "Whittier's heritage" mean to you?"
family
A care for historic buildings.
A clear distinction between the haves and have nots
A family oriented safe community that loves to shop and congregate in Whittier. People that live in Whittier don't venture too much outside Whittier, unless we have to. It feels like Mayberry on steroids.
A feeling of truly being “home”.
A friendly small town feel. Historic homes.
A friendly, diverse, and tolerant community rooted in Quaker values that supports historic preservation, cultural heritage, sustainability, parks and open space through visionary and enlightened planning that the entire population and does not forget the needs of children, seniors, low income citizens and the homeless.
A GREAT COMMUNITY
A great place to work and live
A heritage of family friendly activities and places to live in a safe and beautiful environment, respecting our Quaker heritage.
A limited view of history. Not inclusive of the darker history of Whittier when segregation was in effect against majority Mexicans.
A little town w/ local business & events for the community
A pie in the sky feeling of being a small town that harkens back to the olden times.
A place that celebrates its past by adaptive reuse. I don't want to live in a city where everything looks to the same and has no identity.
A quiet friendly place to live where everything is accessible and trees abound.
a quiet suburb that is family friendly, well maintained & safe, and where neighbors are active participants in the goings-on of the city and look out for one another
A safe town with still the close knit community environment that makes Whittier so special
A sense of community. Neighbors helping neighbors.
A sense of home
A sense of pride.
A small historical friendly town
Absolutely nothing
Absolutely nothing, overused term.
Adaptive reuse and quality development which promotes owner occupied without absently landlords
Alot I was born, raised n still live here in Whittier. Wish it was like it was from 40's to 60's when I graduated from Calhi.
An understanding of how our city was founded and the values it embodied when established.
As a second generation Whittierite I believe Whittier's heritage is an appreciation of the past, from Whittier's humble beginnings thanks to the Quakers up through the 20th century which brought many modern yet quaint details to this city that so many love. It is important to remember how many people appreciate Whittier for its small town charm and do not want to see it turned into Any City, USA as it seems to be headed that way. The increasing frequency of my desire to leave this place I grew up loving makes me very sad.

As you may already know, potential customers that Google your name can see the reviews that are posted publicly. Negative reviews can seriously damage your business reputation. Having a high number of positive reviews rating is the deciding factor in whether your customers choose you over your competitors. Not only negative reviews, but not having enough positive reviews makes you look inexperienced and untrustworthy. Reputation is everything. It takes a lifetime to build, but only a few moments or negative reviews to ruin your ratings. Don't leave yourself open to this risk. Our company specializes in posting Positive Reviews to Yelp, Google, TripAdvisor, Amazon, Facebook and other major websites. To defend your Reputation and safeguard your brand, please write to email@cyberwebreviews.com You can see our packages and also contact us through our website: WWW.CYBERWEBREVIEWS.COM Together, we can make your brand shine online! Our motto is that a happy customer is a repeat customer. HTTPS://WWW.CYBERWEBREVIEWS.COM
attract people to visit uptown business.
awareness of the historical neighborhoods and community in whittier
Awareness of the history of the city, including various demographic groups and the contributions each has made throughout our city's history.
Bad city council slogan
Before this was the land of the Quakers, before it was Mexico, before it was Spanish land grants, this was native land of the Tongva People.... THAT IS WHITTIER'S GIFT OF HERITAGE!!! Recognize that!! Cut out the English, cut out the Spanish, and name areas, streets, parks after the Tongva people!!!
Being proud of the city’s heritage but not stalling progresss ... not every old building has to be “safed” , not every building has a historical or cultural contribution, it’s ok to modernize the city, it would help out economy . Honor the old character of Whittier but also allow progress... there is value is older historical land marks but not everything has to be a land mark... welcome new businesses , large or small, as long as they fit the cultures of Whittier (no Walmart pls!)
Being proud of the neighborhood. Having the businesses and community support.
Being proud of what/how the present times would be received in the future of whittier
Celebrating and honoring the people before us and us currently. Whittier ha neglected to include the Mexican people before and during the Quaker’s time and now the Latinos. It is not just about the Quaker’s. We must preserve our single family neighborhoods.
celebrating diversity
Celebrating diversity of all residents.
Celebrating history and all types of communities of whittier.
Celebrating our varied history, not just the founders
Celebration of its history
Character. It's what 'pulled me in', and keeps me here.
Charm, beauty and functionalism of our early 20th century housing and commercial buildings, and Quaker traditions of tolerance and morality.
Charm, quaint, and peacefulness
Comfort.
Community
Community that cares for everyone, all people
Community, safety, history, melting pot, culture, arts, mom & pop businesseS
Conflict! Need to be determined by a community wide process not special interests
Conservative family values, community, prosperity, safe.
Culture, it started with a strong foundation. It's up to us to keep that "heritage" Alive by embracing the awesomeness of our multicultural town.

Developing a connection to what Whittier was and using that to build forward. I feel Whittier has been so stuck in the past and not recognizing the potential of this college town we could use to our advantage.
Diversity
embracing history and adapting future
Emphasis to should include more of the ethnic groups in the history
Everything!!!
Families
Family
Family friendly
Family, community
Fostering what the existing buildings have to offer.
Founders
Green spaces, businesses that have wide appeal to adults and families, more single family dwellings and less apartment complexes.
Has a small town feel, Mom & Pop Shops.
Heritage is something we have. Whittier has lost it. The onus is to build a new identity, one that is clean, safe, and prosperous.
Highlighting its rich history and early beginnings
Highlighting the city's history, landmarks (historic churches, city hall) it greenery/landscape. hills preservation. Whittier should continue to be an oasis of tranquility, greenery and history in the L.A. metro area.
Hills preservation
Historic
Historic buildings
Historic buildings and tree lined streets
historic buildings, single-family neighborhoods, Founder's Day/local history
Historic buildings. And the moral of whittier. Beautification of whittier
Historic housing
Historic preservation of Whittier
Historic Whittier
historic, diverse and natural resources makes whittier.
historical resources, history, past culture
Historical, background, passing tradition on to our future
history
History with rich background.
History and culture, historic buildings.
History Charm!
History of a nice city
History of the city in relation to Southern California and the cultures represented here
History of the city.
History of whittier
History of whittier
Honoring and celebrating the rich 120 years of history and incorporating, when possible that heritage with today's shopping and living needs.
Honoring and respecting the past while embracing future change in a sustainable innovative way.
Honoring the past and improving the city for the future.
Honoring Whittier’s past, while preserving Whittier’s future

I didn't grow up in Whittier, but what I remember from years ago has changed significantly. The Whittwood was indoor, the movie theater that was destroyed in the earthquake is gone. I miss the old things.
I don't think Whittier has a heritage. It has a history. Hertitage is not the same
I grew up in Norwalk and Yorba Linda, and my husband is from Louisville. We moved to Whittier in 1991 when we got married because it was beautiful like Louisville, and it had nice businesses. I love that it has a history and I like the old buildings and homes. It's lost many, many quality businesses and some if that sense of community.
I HAVE LIVED IN WHITTIER FOR 60+ YRS. I REMEMBER THE 1 WAY STREETS, THE COTTAGES, THE ORANGE GROVES, & THE QUAKER HERITAGE. WHITTIER USED TO BE A SMALL TOWN WITH GREAT CHARACTER. TODAY THAT CHARACTER HAS ALL BUT DISAPPEARED. APARTMENTS WERE BUILT. THEN CAME SECTION 8 HOUSING. AND THEN CAME THE RIFFRAFF. THERE IS TOO MUCH CRIME FOR WHITTIER PD TO HANDLE. THE PARKS HAVE BECOME A HAVEN FOR BUMS, DOPERS, & YOUNG HOOLIGANS. SEVERAL OF MY NEIGHBORS HAVE BEEN BURGLARIZED. THIEVES HAVE JUMPED MY 6' FENCE INTO MY YARD TO LOOK FOR SOMETHING TO STEAL. I SPELL MARIJUANA SMOKE LITERALLY EVERYWHERE. I WOULD NOT LIVE IN WHITTIER ANY LONGER EXCEPT THAT I HAVE FAMILY MEMBERS WHO DEPEND UPON ME HERE. FOR THAT MATTER, I WOULDN'T EVEN LIVE IN CALIFORNIA ANYMORE.
I haven't lived in whittier long enough to know its history in its entirety, however, I feel that maintaining its historical aspect is always good.
I moved here because of Whittier's Historic Uptown. I would like to see it improved and preserved. I am interested in every aspect of Whittier's history.
I moved to whittier because the city is calm and I love the historic look.
I think of a small town that builds on its history to sustain a resourceful and pleasurable community
I think of the Quakers who settled here, the farming, and the college (plus Nixon).
I've lived here all my life almost 60 years, nobody cares about our Heritage anymore, it's all about the homelessness and crime.
Individuals who were born & raised in Whittier & stayed to raise their children. It was a beautiful, quiet, low crime area. Now it's full of homeless druggies, over populated & high crime area.
Inheriting what someone does in the city that other generations can use, go to, enjoy is what Whittier's heritage is about.
It does NOT mean putting artifacts in a museum; it means honoring what is important by identifying and protecting the important historic resources of the community and having the city commit to that effort.
It is an old, established town.
It is the diversity within the community.
It is unique in that it has not, yet, had freeways forging through it. The Hills are a buffer and asset and should be protected at all costs. One could feasibly work and live in Whittier. People should be put first. Generations staying here prove that.
It means home to my family which has lived in Whittier for over 100 years.
It means nothing to me.
It means old world what used to be. We're getting to modern to call it that anymore
It means preserving Whittier's history and buildings for future generations to enjoy and share.
It means that we embrace both our past and future. Although it's important to preserve our historic values we must continue to develop to be sustainable.
It means that Whittier has a heritage that residents still want to honor. Every city has a heritage, whether or not anyone cares about it is another matter. In Whittier, residents, at least around uptown, feel as if they are part of a larger, longer legacy and the decisions we make affect that legacy. Many of us want to ensure the decisions we make will preserve the character of our community while making friendly it business-friendly in order to bring, and keep, shops and activities residents enjoy.

It means we care about where we have been and the resources we've been left with, including open park spaces and historic buildings, and not eliminating those in favor of generic "progress"
It means who founded, why they founded and what Uptown can be, the best of humanity , Zion on the crest of a hill. Now this heritage is tarnished, our namesake John Greenleaf Whittier would not be proudnof How disheveled the uptown area is
It should mean a small community that can count on itself. We have to go to other cities to get what we need.
It’s about the city’s history, and what’s important to it
It’s history and preservation of historical landmarks and neighborhoods.
It’s history of development and sustainability of family-centered values of education, patriotism and low crime rate.
It’s mean what Whittier is all about
It’s past and what we will leave to future generations. What we are and will be remembered for.
It’s the history of our city which partially shapes its character today.
It's history
It's history and legacy buildings and infrastructure.
Its history... When i think of it heritage ... i think of when there were trolleys uptown and more open businesses.. a place to just walk and enjoy the scenery and historic buildings.
Its identity and culture that has developed over time.
It's locals way of life.
Its people. Its friendly character - people are nice for the most part. Its diversity of people. It’s not about buildings, but about people.
It's Special.. I love up town Whittier.
It's unique and quaint history. It needs to be preserved, after it's been retrieved.
It's weathered many storms and each time blossomed a little further into what it could be.
I've lived here for close to 70 years. It's my hometown although I was born in another state.
I've lived in Whittier for almost 70 years. I love the history and the small town feel 'uptown'. Why cant we capitalize on it. We are doing better with all the new eating establishments. But we have a long way to go to catch with what other cities are doing. And why can't Whittier find a place for In-N-Out. La Habra now has two. We can go 'to any city that borders Whittier for an INO burger. Don't you get it?
John Greenleaf
John Greenleaf!
Keep the hills free of any unsighly towers!! The hills are a gem.
Keep the small town atmosphere
Keeping the Fred Nelles lands historic
Keeping the past alive for future generations
keeping things that will help us preserve the past, by conserving buildings/home styles and to have those events that keep our community coming together.
Keeping values and respect.
Keeping Whittier alive with history.
Keeping Whittier small and utilizing our uniqueness as a city.
Keeping Whittier’s old world charm while pushing for new age development
Leadership that takes care of it's citizens safety and maintaining children's development through activities (physical & educational)
Limited growth I want it to be a college town with historical value limit growth and density. Let’s not run out of water too.
Local history, old well-maintained buildings and the feeling/sense of an "the all-American town.

Love and respect for this historical beautiful city
Maintaining a small town feel and making whittier safer from crime.
Maintaining historic character.
Means being a vibrant small town in LA, not a bedroom commuter community. That probably means less housing and certainly less high-density housing, the roads and transportation infrastructure aren't up to the task.
Multiple generations living in whittier
My home, my children's home and my grandchildren's home for years and generations to come.
My own family history - I'm 3rd generation Whittier, born at Murphy Hospital. I know so much about the history - my grandmother watched the first car owned by a Whittierite drive up Greenleaf - and I have lived here and raised a family here.
N/A
N/a
Na
na
Na
Nixon, vintage buildings, uptown
Nixon's house, historic, a lot of family and people have a nice place to go, safety place to go to (better sidwalks)
No fwy and beautiful older homes and up town
not a hodge-podge of mini-malls. trees and hills. smiling faces. generations being raised here.
Not forgetting our history but keeping an eye on the future.
Not much
Not much--tehe phrase suggest chep emotion without much substance
Not sure
Not sure
Not sure.
Not sure. I would say keeping its roots visible but adapting to changing times.
Not to sure! To many homeless people and more crime! We need more police!
nothing
Nothing overly special.
nothing we need to look to future
Nothing.
Nothing. I have lived in Whittier all of my life, and it's very upsetting to see how the priorities of the city of Whittier have changed.
Old city with charming old houses, big trees, Whittier College, agricultural history (orange and walnut groves).
Old family values and historic preservation to remember and appreciate the Whittierites that came before US..
old people that don't want to see change take place, even if it means that the city can't adapt to the changes taking place throughout LA county.
Old school feeling and where Council wasn’t swayed by $$$$
Only what it means to the individual.
Opportunity to grow. Knowing your community. Accepting
OUR (ALL-INCLUSIVE) HISTORY THAT SHOULD BE CELEBRATED.
Our collective past that embraces our architecture and our values.
our community's history and story

Our historic charm
Our history as a city, culture and people
Our history.
our history. respecting and continuing traditional family values.
Our Quaker founders, & our pre 1955 buildings
Peace, safety, caring, home
Persevering our historical roots and character
Places where people want to raise their families.
Poor man's Pasadena
Preservation
Preservation of historic buildings and sites
Preservation of historical buildings and natural open spaces.
Preservation of its historical roots and protection of its environment for future generations to enjoy.
Preservation of the ENTIRE history and development of the city and incorporating it into the present and future
Preservation of Whittier landmarks.
Preservation with continued respect for the city's past of quiet, owner occupied homes, safe parks, and friendly neighborhoods.
Preserving and promoting it's historical past in a manner that allows residents to feel PRIDE in it's city that extends neighbor to neighboe
Preserving conservative, traditional values
Preserving historical identity
Preserving our past and educating its residents, especially the young generation, to value our hometown.
Preserving quaintness of Whittier.
Preserving the character, history and small town charm of Whittier
Preserving the small-town feel.
Preserving Whittier's historic past and sharing/educating the public about it through more events like Founders' Day.
Preserving Whittier's history and protecting it from development that risks losing the significant and irreplaceable resources and character that makes Whittier unique.
Preserving Whittier's unique sense of place. Should be a different feel and experience then other communities because of our long history, great older buildings.
Pride in home ownership. However, it is costly to make any improvements with the high cost of the permits for older homes. These additional fees discourage home owners to make any type of beautification improvements. I believe that residents would maintain the original character of their home if allowed to do so without the high cost of the permits.
Pride in it's history. Preserving buildings
Pride in our past, present and future
Pride in our past, preserving and re-using our Historic Resources for the future.
Pride, neighborly friendliness.
Pride. However, all the homeless and drug addicts are ruining Whittier. We may be moving soon if things don't get better.
Protecting and promoting historic aspects of the Whittier community
providing a sense of community and addressing the needs of the residents.
Quaint hilly community
Quaker influence; a caring environment for people; clean, well-maintained; historic preservation encouraged, not punished!

Quaker values and a Christian foundation.
Quaker values of people helping each other
Quaker. Nixon. Murphy Hospital. Citrus Groves. Whittier High School. St. Marys of the Assumption.
Quakers
Quiet conservative culturally diverse town.
Quiet parks, peaceful uptown Whittier. Not full of city regulations that restricts the homeowner on over regulation on their homes. It used to be inexpensive to get a homeowners permit to do a improvement. Now it is sky high and too many burdens on the home owner.
Quiet tree-lined neighborhoods, with people out on evening walks.
Recognizing the blending of native and other cultures while preserving historic buildings for reuse.
Recognizing Whittier's roots.
Remembering that we were founded by Quakers in the 1800's. That a US President grew up here and that we have a rich history that people are forgetting
Respectful co-existence.
Respectful commitment to a shared community that finds its strength in art, education and cultural enrichment
Restoration of many of the historic building in Whittier.
restoring our older homes, removing blight
Restricts and makes it Difficult to upgrade buildings. Outrageous cost to upgrade.
Retaining quality of life and keeping a small town friendly atmosphere
Retaining that which makes Whittier special. There are ways to mesh the historic with the new in creative ways. No more unimaginative buildings that will look ugly and run down in a decade.
Rich history that is open to our modern society, flexible
Rustic, vintage, small-town
Safe to live and safe to ride a bike... (Just so it's clear... Whittier is not safe for bikes.)
Small town family oriented diverse community
Small town feel
Small town feel
small town feel
Small town feel with big city attributes
Small town safety !!!!!!!!
Small town where people know each other, and known for the hills
Small, quaint and safe town for people to raise their families.
Small-town progressive community
Strength & longevity
Strong faith within the community and family oriented activities with the churches and businesses that are family friendly and family owned.
Supporting & respecting our community, fighting against graffiti and other gang-related destruction/desecration
Taking the best of the past and using it now
Tells us the past of Whittier and how the community celebrates Whittiers history and it's people.
That we are a historic community that has seen a lot of change, we have a heritage to celebrate and historical building s to commemorate. A community where generations have raised kids and become grandparents, where people don't move away. It is threatened though, by crime and graffiti.
That we are not a typical suburb in that there is history (emphasize Quaker), texture, character, and neighborliness - all having little to do with L.A.

That Whitt acknowledged that there were Mexican Americans here before, during and after the founding of Whittier.
The 1800s
The ability to reflect back on what vision our forefathers had for the town of Whittier by the Downtown design they set forth long ago. It reflects what they considered important to their quality of life. The numerous parks, churches, theaters, and schools.
The architecture that brings so much character to our city.
The city has been here 130+ years. Our charm is the older buildings, especially homes. Economic development should focus highlighted what makes us special (rather than becoming like everywhere else).
The community that we have developed in Whittier is very unique.
The culture of whittier then and now.
The diversity of the people who life in Whittier
The history of the city is preserved by adaptive re-use of historic buildings for example.
The history of when Whittier was a close community
The history of Whittier
The history of Whittier and what and how it affects our lifestyle today-
The history, character, and diversity should be celebrated and incorporated in planning and building to accentuate the heritage, and set us apart to give our city an individual identity that is unmistakable and says “Whittier”.
The legacy and traditions that we are going to leave to the future generations.
The preservation of the history of its people. Not just through buildings and things... but the stories.
The Quaker history and the historic buildings and homes in the uptown area.
the valleys
The way we are as a community
Theres so much history here. It couod be another Pasadena with some effort
They built a strong stable community
This means the originality and heart that Whittier use to have
To keep and/or restore historical areas and keep the history alive but also keeping with the times.
To maintain and preserve Whittier's important resources which continues to give Whittier it's charm. One of the most important resources is the people of Whittier and their willingness to preserve its cultural and structural integrity while recognizing and adapting to changes that would never compromise our core values.
To preserve and prosper on what this city has meant to all in every independent way
To preserve, our history, to give us perspective, on today.
Tongva tribe, part of Mexico,
Traditional living standards & a sense of Community
unsure
Unsure. There appears to be no vision
Updating aging infrastructure while maintaining integrity of the layout of the city
Uptown Whittier, I feel that since I live on the whitwood side of Whittier we get forgotten about and if you’re not in uptown then half of the public issues don’t matter
We have a long and wonderful history. We are a hard-working, resilient, and strong community with a great legacy.
We have a unique andf diverse history which blends the founding by Quakers, the Hispanic heritqage denoted by Pio Pico and a rich Native American culture, and this provides resources to enrich community knowledge and clife, celebrate differences, and learn from other ways of thinking and living, as well as provide many occasions for celebration and understanding.

We here in Whittier have such an historic background, the houses, the former residences, colleges, theater, law enforcement
we need a comprehensive survey of historic resources, we need a Historic Resources Commission whose members have expertise in preservation , we need to protect our historic resources with good, professional planning practices
What does it mean, or what did it mean? Pride and unity is what comes to mind, but everyone today has an agenda and motive.
Whittier has a uniquely small town feel. It’s beautiful greenery and history all make it inviting. We need to control the homelessness and crime rate. We can still make a difference!
Whittier Heritage means using logical well planned use of our local beauty to allow growth while retaining our charm.
Whittier history and increasingly diverse population
Whittier history is communicated for generations to come.
Whittier is a Quaker town and these values were inclusive and helping others like homeless. That is one heritage, along with our historic buildings/homes.
Whittier is a small town atmosphere based on Quaker values of loving and accepting others and living in community; regardless of who they are.
Whittier is my hometown. I have chosen to stay in Whittier although I could be anywhere. I feel connected to the environment and the community. The parks and trees in Whittier and the historic uptown are very important to me.
Whittier is world famous for it's old time style neighborhood and use to be safe for families and great location for schools.
Whittier should be known as a safe, family oriented place to live where we know our neighbors and welcome new ones by being considerate and caring of one another.
Whittier tradition
Whittier values and history
Whittier’s Ancestry
Whittier’s heritage is a showcase of historic structures, trees, and security.
Whittier's heritage as an inclusive environment and a desirable place to live is important. It is crucial that we take care of our green/ nature oriented areas, our historical buildings, and never forget the history of the area. We also need to keep all residents safe, and focus on the homeless epidemic.
Whittier's heritage is a nice backdrop to the community, The city needs to reach out to all areas in the community, heritage is not exclusive to the uptown.
Whittier's heritage means a college-oriented community. The city and college should work hand-in-hand to provide a welcoming community, like J.G. Whittier himself likely would have wanted.
Whittier's Heritage refers to its history and the many influences (within and outside the City) that helped shape the City what it is today, including cultural and architectural influence
Whittiers heritage strongly celebrates its rich history but should also encourage smart growth and think long term about the sustainability of the city.
Whittier's heritage to me means retaining the characteristics and values of the city that brought many of our parents to this city in the first place.
Whittiers history and culture
Ye' old friendly town founded by quakers.

ENVISION WHITTIER QUESTIONNAIRE

November 7th – November 19th, 2017

SUMMARY

Overview

The City of Whittier distributed a questionnaire for Envision Whittier, the City's General Plan Update process, from November 7th to November 19th, 2017. Four-hundred and ninety-one (491) Whittier residents, property owners, students, and workers responded to the questionnaire. An electronic version of the questionnaire was promoted via social media and on the Envision Whittier website. The City distributed a paper version of the questionnaire at the Whittier Farmers' Market, the City Hall reception desk, a variety of community centers, and a Chamber of Commerce event, and put up flyers promoting the online version. Partner stakeholders, including local community and business groups, promoted the questionnaire to their members.

The objective of the questionnaire was to:

1. Understand residents' opinions on issues and opportunities in Whittier; and
2. Solicit input on what residents value, building on perspectives collected during the Envision Whittier Launch Workshops.

The questionnaire included twenty-two questions: fifteen topic-based questions about issues, opportunities, and values in Whittier. Seven questions asked demographic questions about the respondents. The questionnaire included questions related to Uptown Whittier and Whittier Boulevard, safety, transportation, health, parks and recreation, homelessness, and affordable housing.

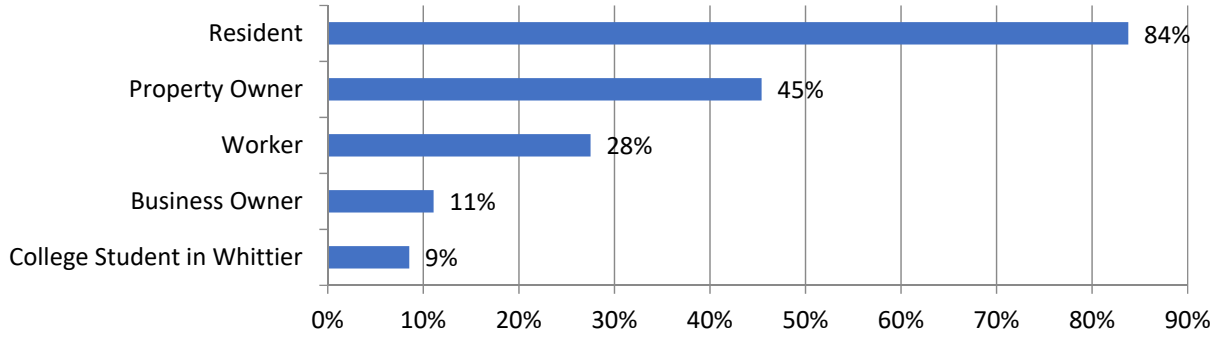
This summary is organized as follows:

1. The demographic characteristics of questionnaire respondents are displayed as charts by question.
2. The results of the topic-based questions are displayed as charts and/or a summary of top responses as appropriate by question.
3. An Appendix which includes a copy of the questionnaire and all responses to open-ended questions and "other" options.

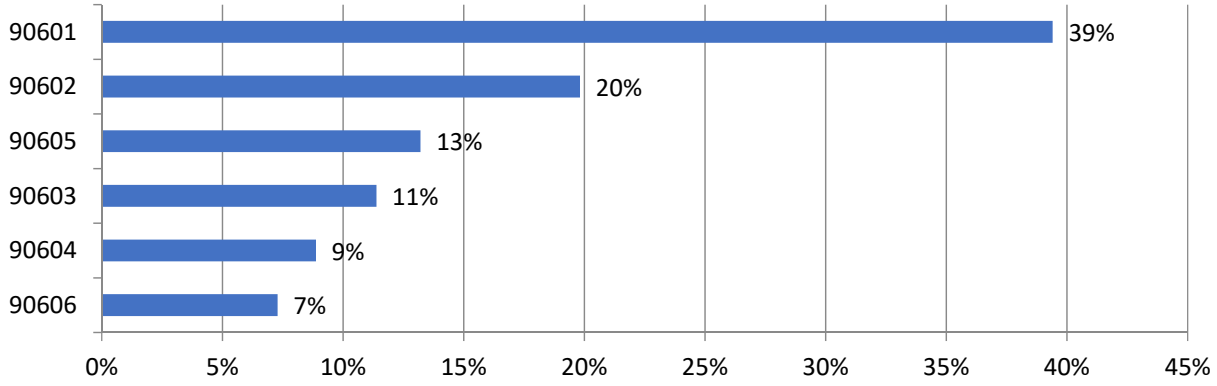
Respondent Demographics: Results

The following tables show the demographic characteristics of those who responded to the questionnaire.

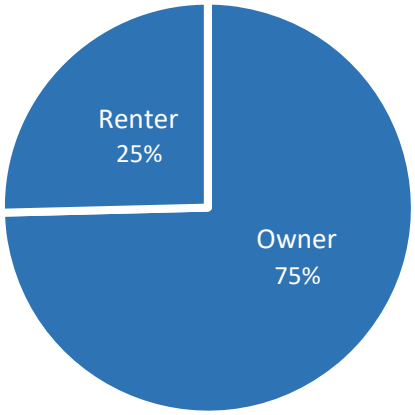
Q15: Do you live, work, own a business or property, or go to college in Whittier (select all that apply)?



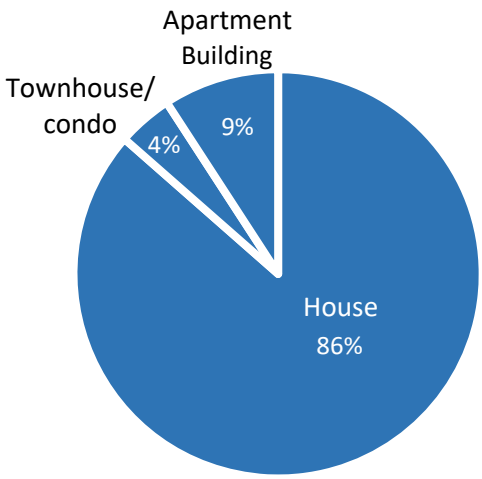
Q16: If you are a resident, what is your zip code?



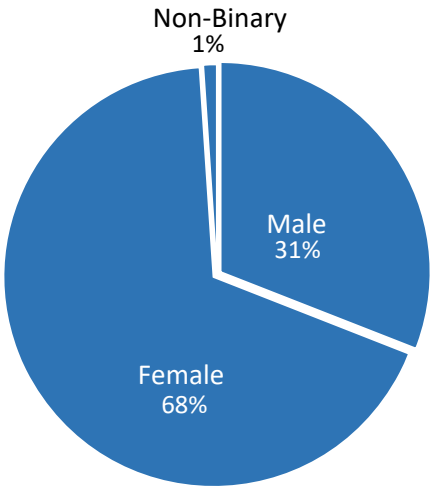
Q17: If you are a resident, are you an owner or a renter?



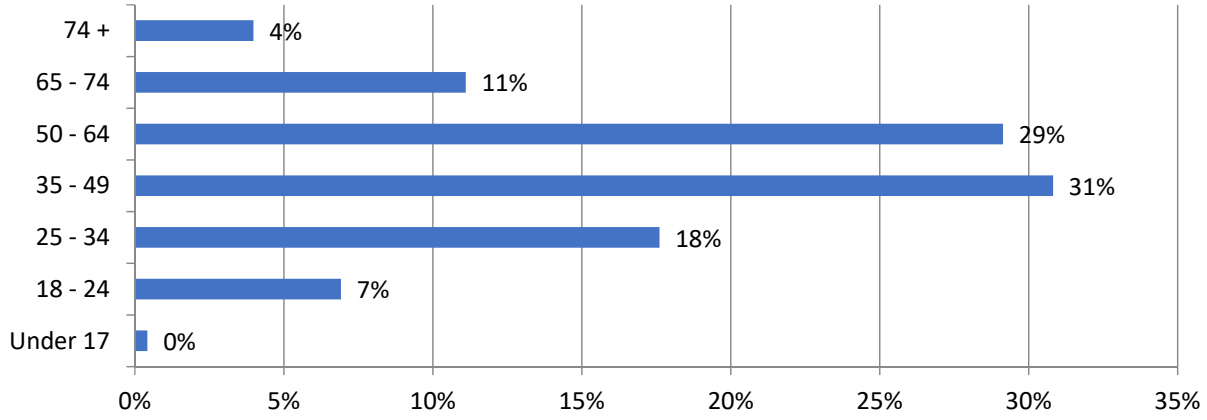
Q18: If you are a resident, do you live in a house, townhouse/condo, or apartment building?



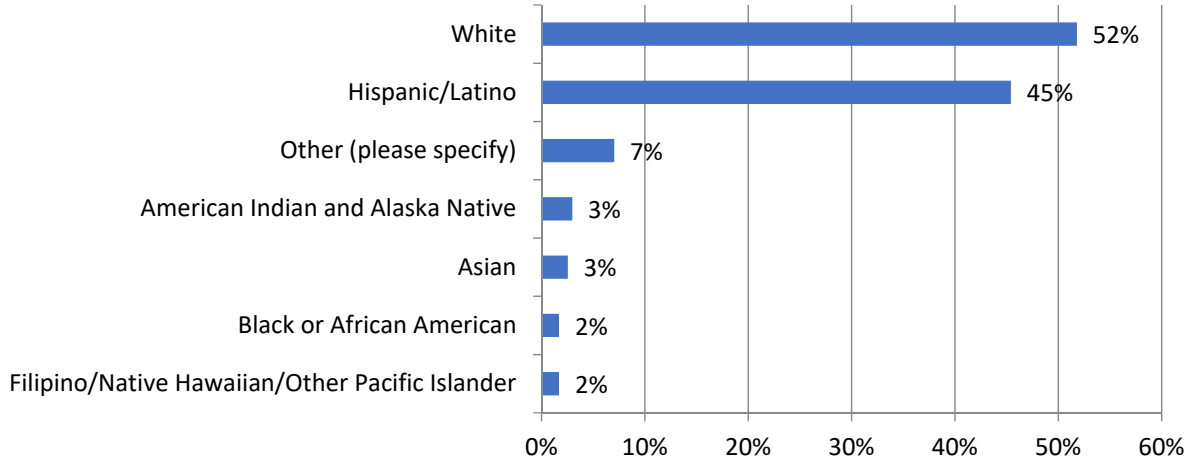
Q19: How do you identify?



Q20: What is your age?



Q21: How do you identify (check all that apply)?



Topic Questions: Results and Findings

All responses to open-ended questions (questions 1, 2, 7, 14, 15) and responses to “other” categories in multiple choice questions (questions 3-6 and 9-13) are included in Appendix B. Responses to the “other” category are summarized below only if a theme or opinion was recorded by 10 or more respondents.

Q1. What do you like most about Whittier?

Four-hundred and sixty-five (465) respondents provided an answer to this question.

Small-Town Feel

More than 150 respondents highlighted Whittier’s small-town feel and sense of community as what they like most about the City. For example, one respondent said: *“Whittier is the perfect size for me. Big enough to offer a variety of things to do but small enough so that it is easy to know many people in your neighborhood.”* Another shared that *“We are a tight community and love the fact that we are surrounded by long-time residents and businesses.”*

Uptown Whittier

Seventy respondents mentioned Uptown Whittier in response to this question. They shared that they like the mom and pop shops in the area, the night life, how walkable it is, etc.

Tree-Lined Streets and Green Neighborhoods

More than 50 respondents liked the tree-lined streets and green neighborhoods of Whittier. For example, one resident shared that they liked most “*The beautiful mature trees, parks, and established neighborhoods.”*

Between 10 and 50 respondents highlighted how they liked the following characteristics of Whittier:

- Hills and hiking trails
- Parks and the Greenway Trail
- Neighborhoods
- History and historic buildings
- Small businesses
- Diverse shops and restaurants

Q2: If you could change one thing in Whittier, what would you change?

Four-hundred and sixty-seven (477) people responded to this question.

Improve Uptown Whittier

If they could change one thing, almost 100 respondents wanted to improve Uptown Whittier in some way, including by making it safer and more lively, attracting more businesses, improving facades, increasing parking, cleaning the streets and sidewalks, increasing nighttime hours of businesses, etc.

Homelessness

Almost 90 respondents mentioned that they wanted to decrease the number of people who are experiencing homelessness and using drugs in parks, Uptown, on the streets, and on trails in Whittier. For example, one respondent wrote that they wanted to change the *"Homeless presence in uptown. I don't feel safe at night walking alone and I love going to uptown."*

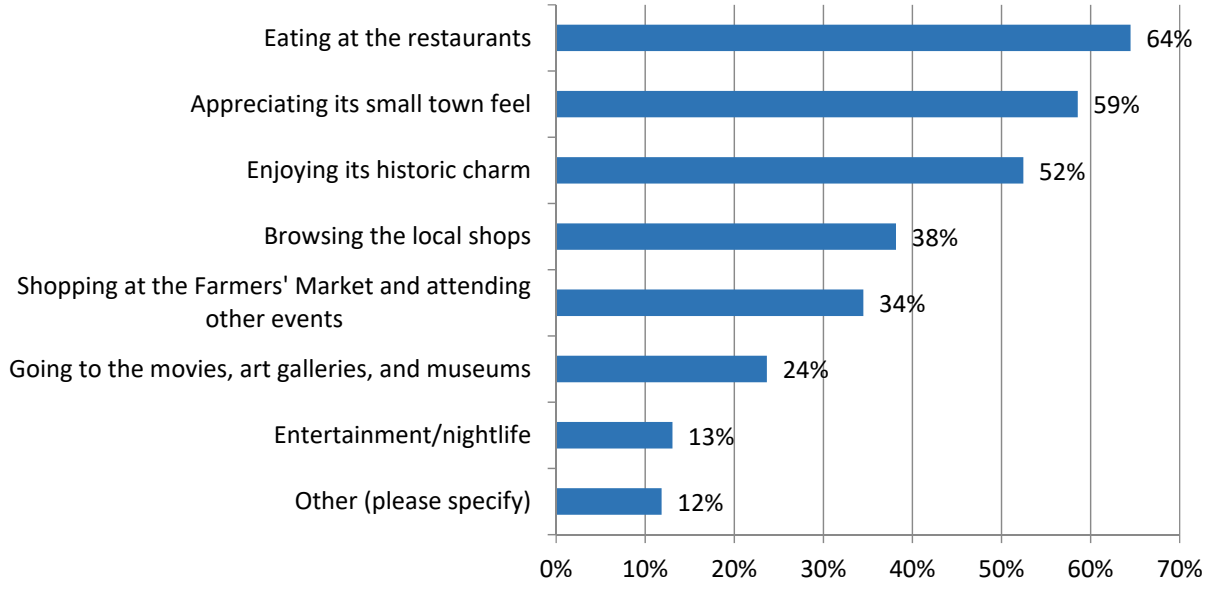
Personal Safety

Seventy respondents mentioned increasing crime and concern regarding their personal safety. For example, one respondent noted that *"It appears crime is increasing: car burglary, theft, vandalism and home burglaries. I would like some police patrols in the residential areas."*

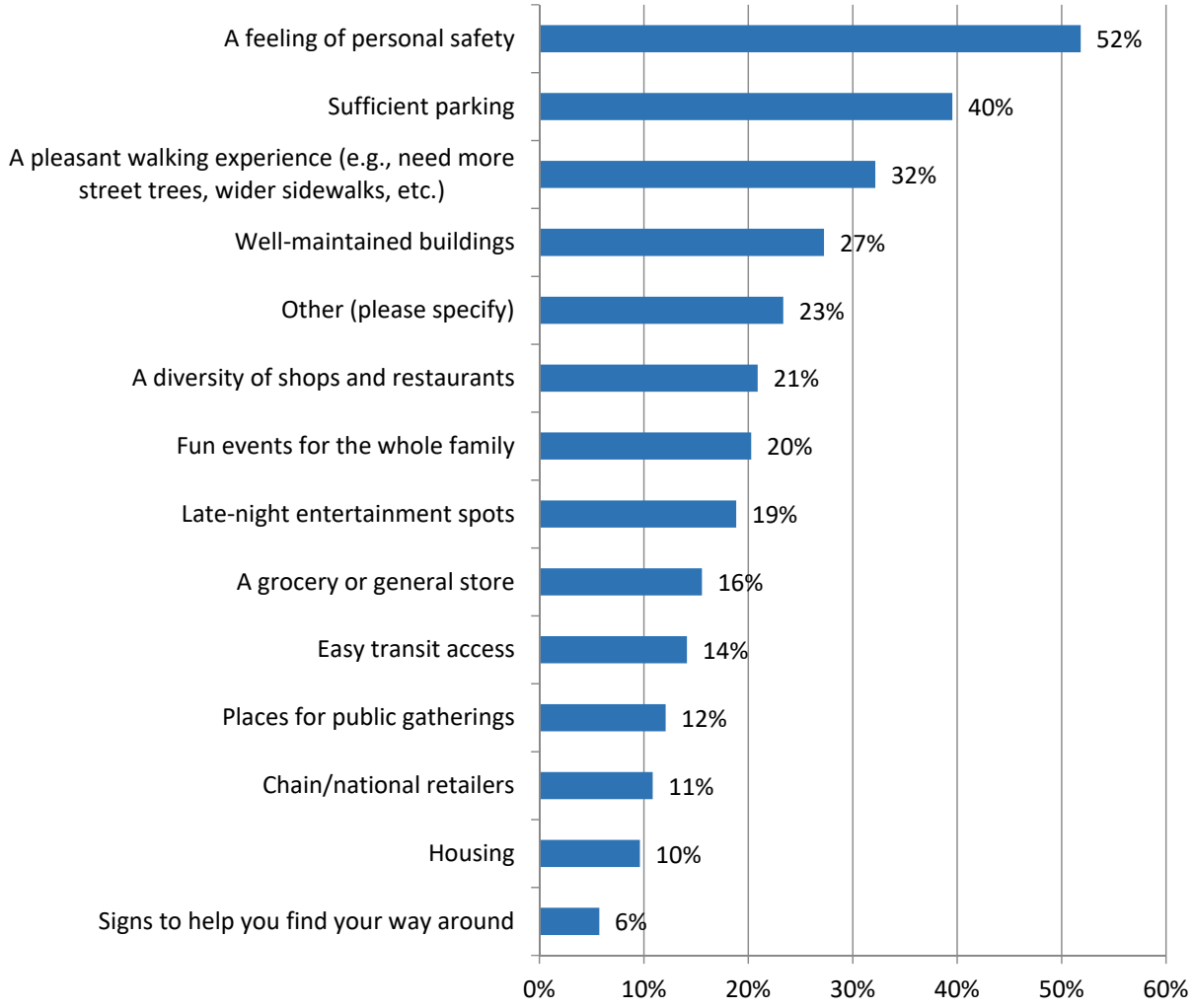
Between 10 and 50 respondents highlighted the other following themes:

- Improve parking
- Increase police presence
- Decrease amount of new housing development, especially high-density development
- Improve bicycle infrastructure
- Too much traffic congestion

Q3. What do you like most about Uptown Whittier (pick your top three)?



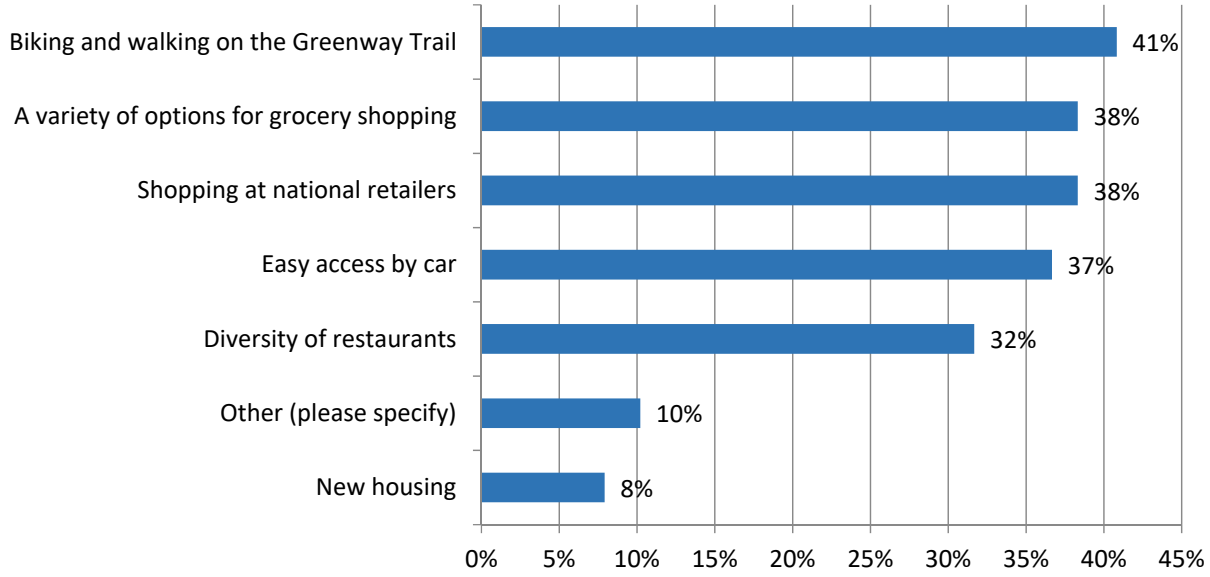
Q4: What is missing in Uptown Whittier (pick your top three)?



Top "Other" Responses (recorded by 10 or more individuals):

- Clean and well-maintained sidewalks, streets, and building facades
- More visible police presence
- Street lighting
- Too many people experiencing homelessness
- More desirable shopping and dining

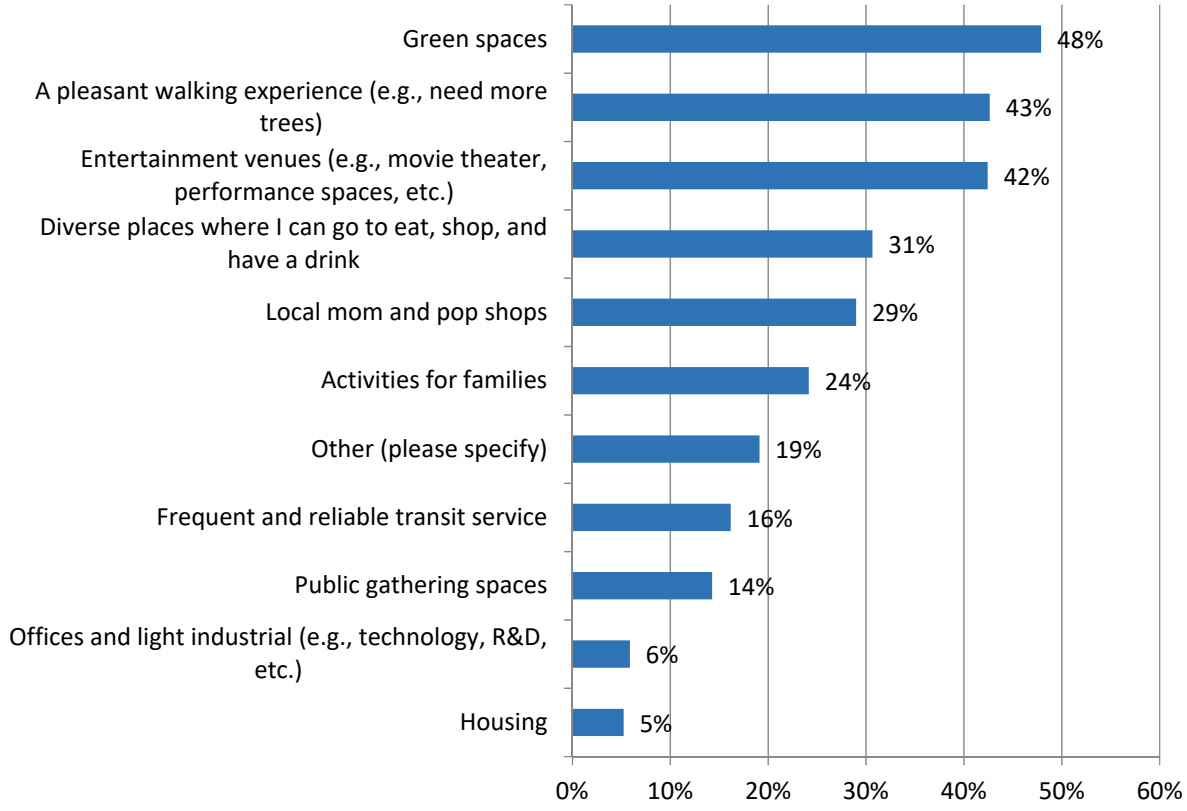
Q5: What do you like most about Whittier Boulevard (pick your top two)?



Top "Other" Response (recorded by 10 or more individuals)

- Nothing

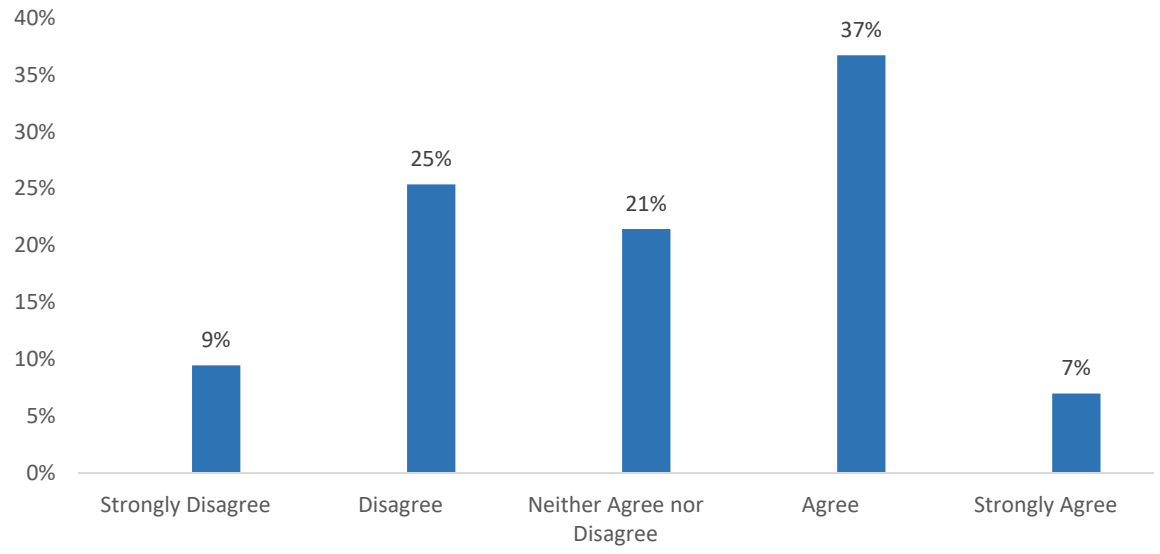
Q6: What is missing from Whittier Boulevard (pick your top three)?



Top "Other" Responses (recorded by 10 or more individuals)

- Beautification, cleanliness, and maintenance of building facades and sidewalks
- Traffic flow
- Personal safety

Q7: To what extent do you agree with the following statement: "I feel safe in Whittier."



"Why or Why Not"

Three-hundred and fourteen (314) responded to the second part of this question: "why or why not?". The following statements are themes/opinions mentioned by 10 or more respondents, sorted by strongly agree/agree, neither agree nor disagree, and strongly disagree/disagree.

Strongly Agree/Agree

- There is a good police department
- Feeling of safety depends on the area or time of day (e.g., Uptown feels unsafe because of those experiencing homelessness, drug users, youth; alleyways)
- It is a safe place to live

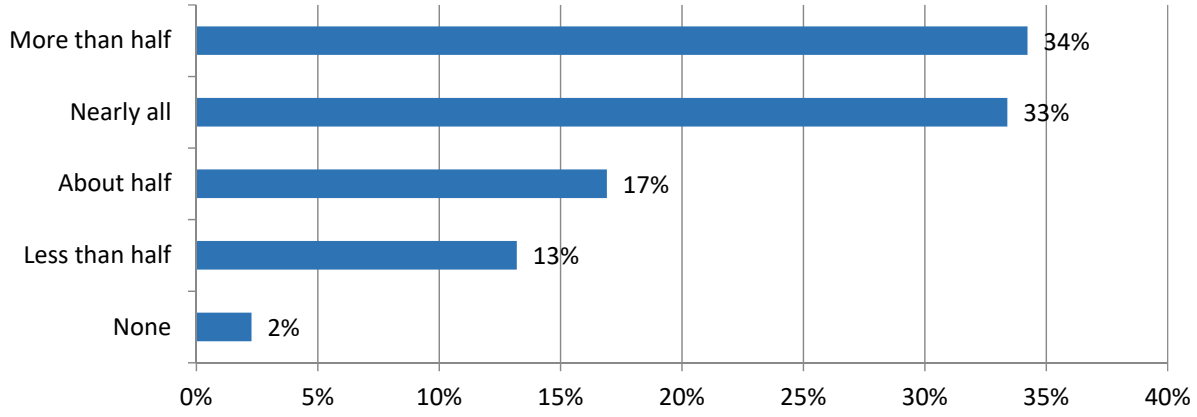
Neither Agree nor Disagree

- Feeling of safety depends on the area or time of day
- Increase in crime is concerning

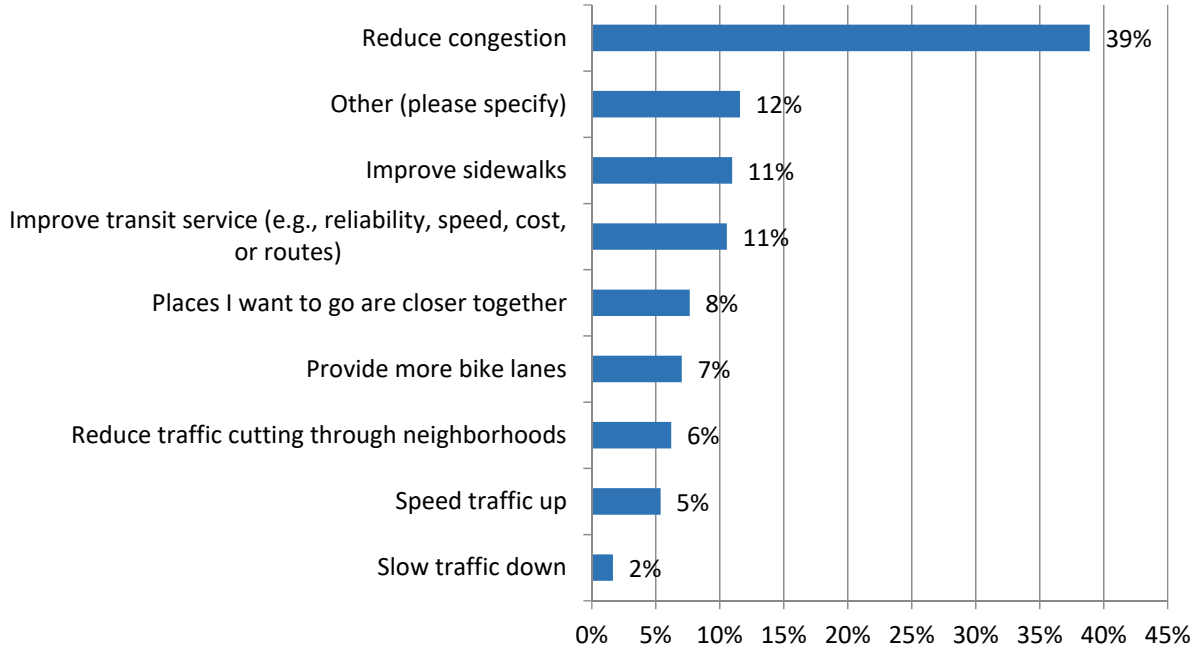
Strongly Disagree/Disagree

- Increase in those experiencing homelessness, those using drugs, and gang activity decreases feeling of safety
- Increase in crime is concerning

Q8: Not including your travel to/from work or to/from school, what percentage of your daily trips do you estimate are within the City of Whittier?



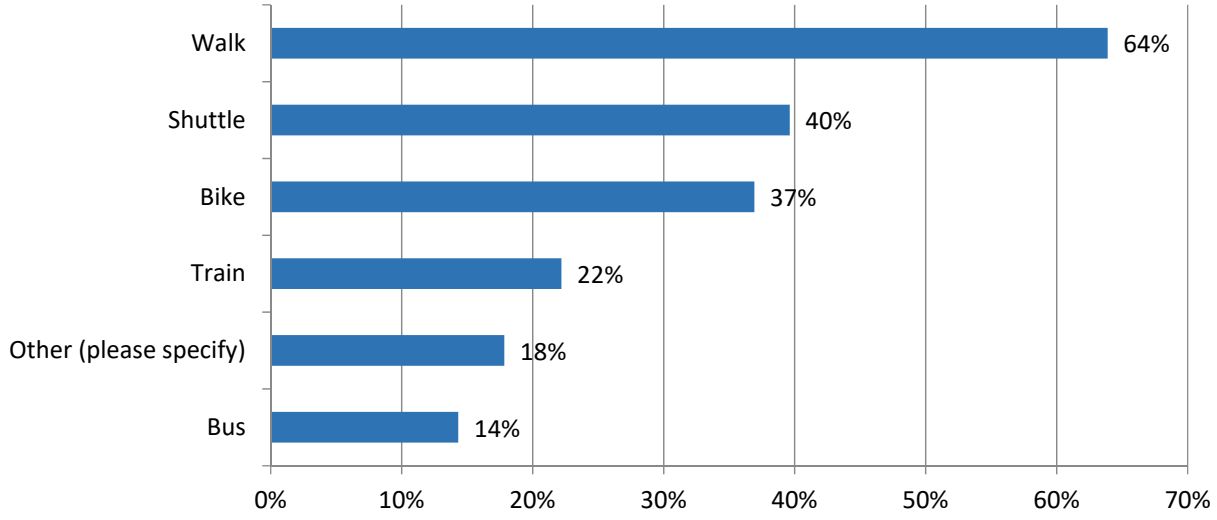
Q9: If you could change one thing about Whittier that made it easier to get around, what would it be?



Top "Other" Response (recorded by 10 or more individuals)

- Reduce congestion

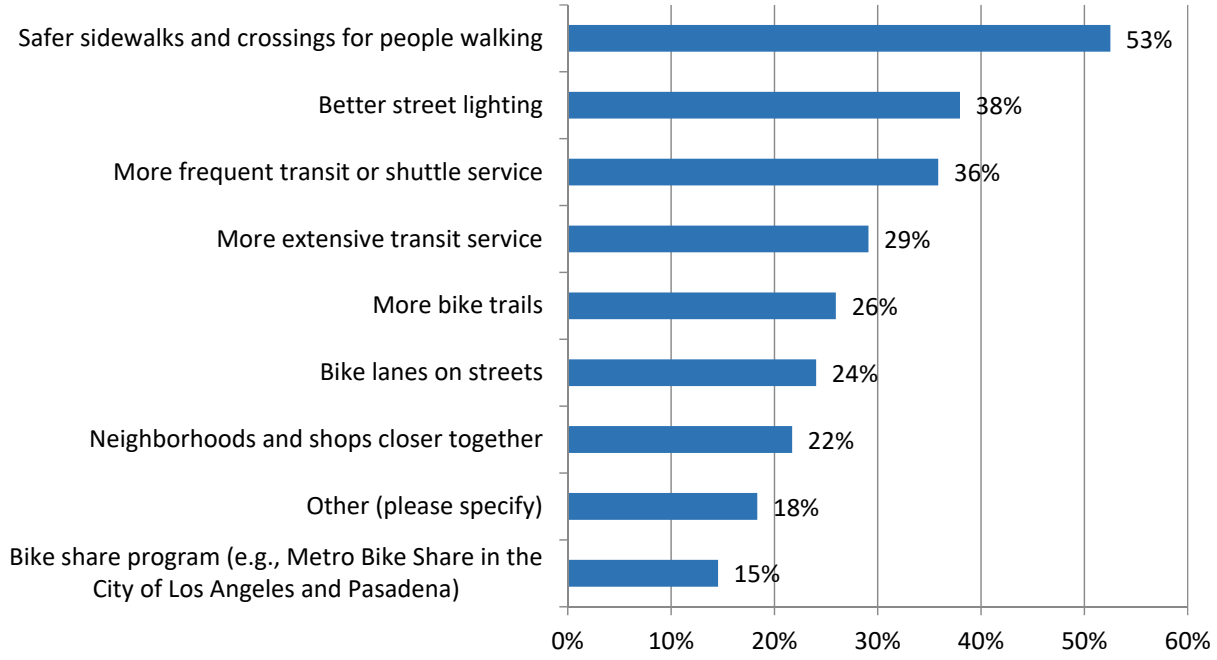
Q10: In the future, how would you like to travel around Whittier (select all that apply)?



Top "Other" Response (recorded by 10 or more individuals)

- Car

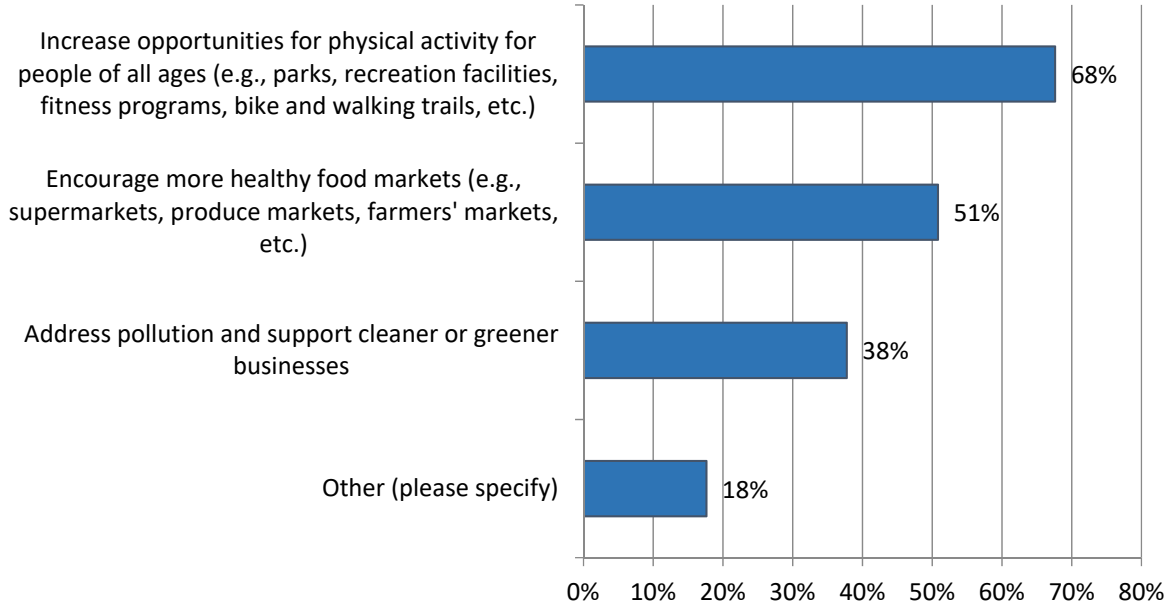
Q11: What would need to change in Whittier for you to use the transportation you selected in Question 10 today (select all that apply)?



Top "Other" Response (recorded by 10 or more individuals)

- Feeling of personal safety (e.g., homeless on trails, bus stops, parks, etc. are concerning)

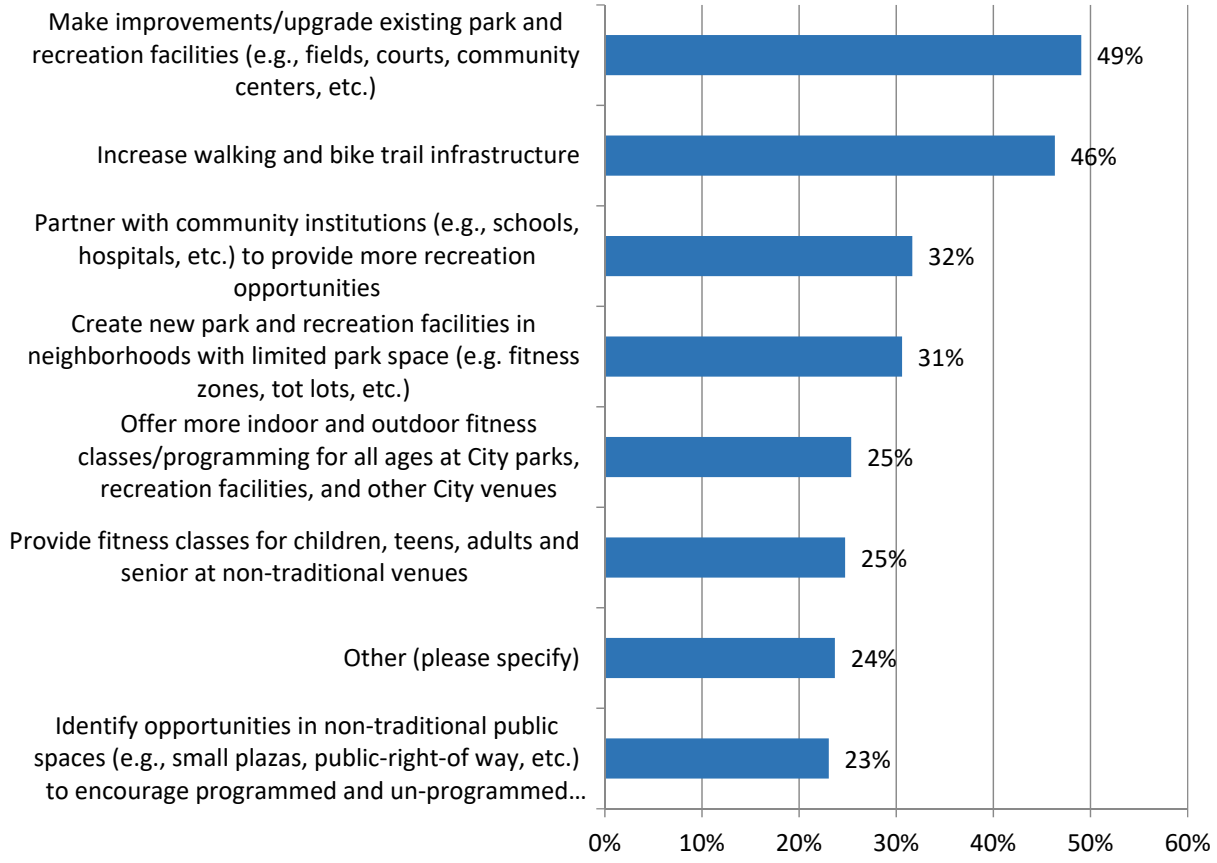
Q12: How can we make Whittier a healthier place (pick your top two)?



Top "Other" Responses (recorded by 10 or more individuals)

- Clean the streets
- Reduce homelessness

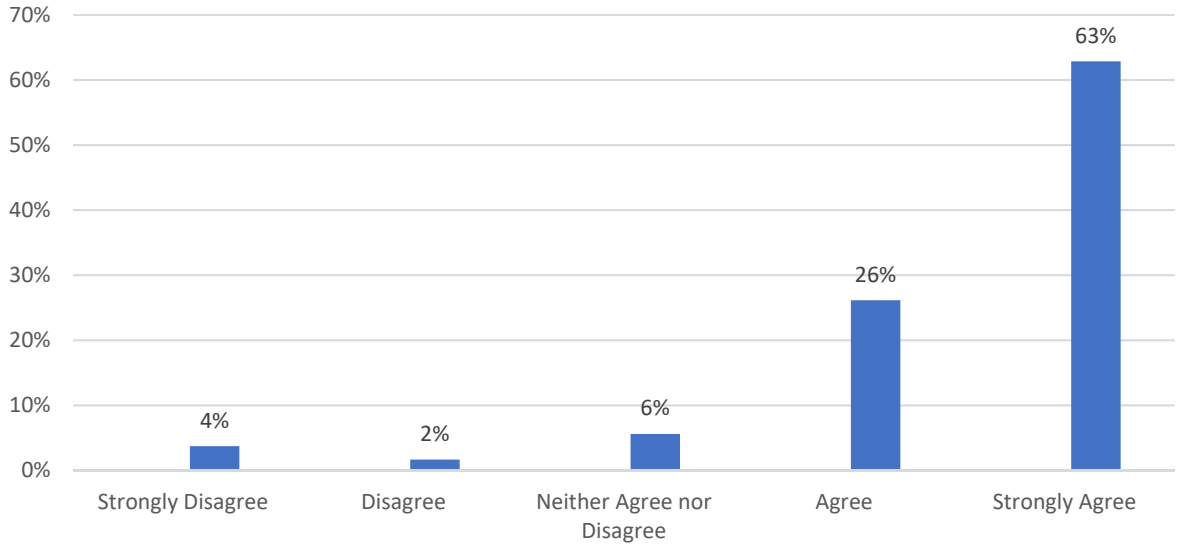
Q13: What can we do to improve our parks, recreation facilities, and open space so that people can lead healthier, more active lives?



Top "Other" Response (recorded by 10 or more individuals)

- Improve safety in parks, including by addressing homeless and drug user populations in parks and open spaces

Q14: To what extent do you agree with the following statement: "The number of people experiencing homelessness in Whittier is concerning to me."



"Why or Why Not"

Two-hundred and fifty-seven (257) responded to the second part of this question: "why or why not?". The following statements are recurring themes/opinions mentioned by 10 or more respondents, sorted by strongly agree/agree and neither agree nor disagree/strongly disagree/disagree.

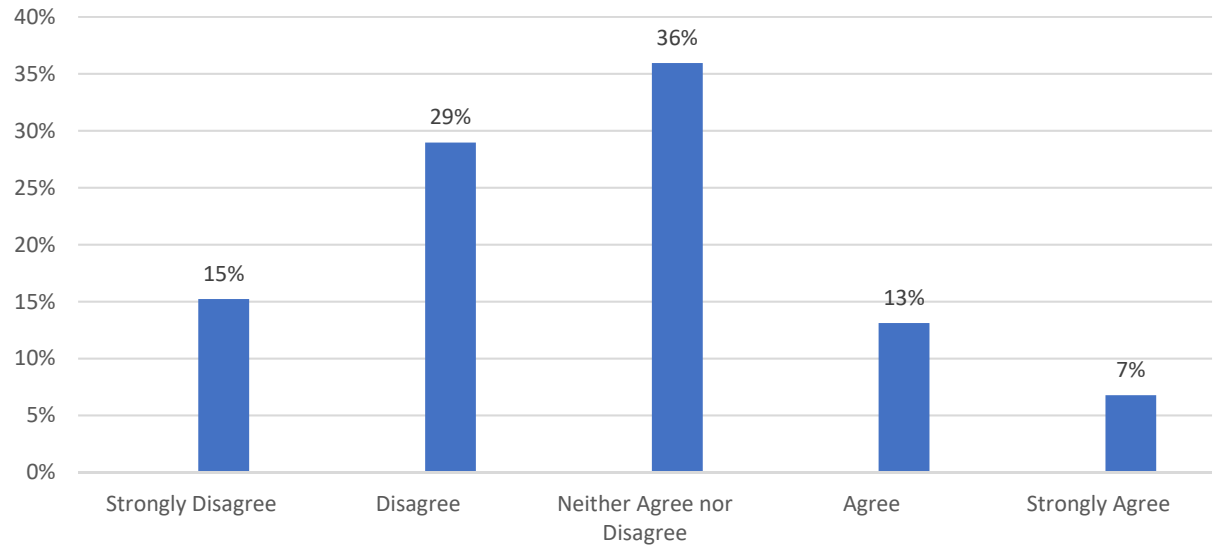
Strongly Agree/Agree

- Concern about drug use among, crimes committed by, and trash and hazardous waste generated by homeless
- Homeless population appears to be increasing and coming from other areas
- Raises concerns of personal safety, especially for those with children, in parks, and in Uptown
- Concern for homeless health and safety; need to provide and educate about existing homeless services (e.g., mental health/drug treatment, provide more affordable housing, First Day, etc.)
- No one should have to live on the street

Neither Agree nor Disagree/Strongly Disagree/Disagree

- Homelessness is a regional issue; not as bad in Whittier as elsewhere

Q15: To what extent do you agree with the following statement: "There are adequate affordable housing options and housing opportunities for families and seniors in Whittier."



"Why or Why Not"

Two-hundred and twenty-three (223) responded to the second part of this question: "why or why not?". The following statements are recurring themes/opinions mentioned by 10 or more respondents, sorted by strongly agree/agree, neither agree nor disagree, and strongly disagree/disagree.

Strongly Agree/Agree

- There is enough affordable housing
- There is too much housing development occurring because it increases crime, decreases quality of life, increases traffic, etc.

Neither Agree nor Disagree

- Do not know enough to give an informed opinion

Strongly Disagree/Disagree

- Housing is expensive and costs are increasing
- There is insufficient affordable housing and communities for seniors
- There is insufficient housing that is affordable for families
- Housing is unaffordable in the whole region

Appendix A: Questionnaire Questions

These questionnaire questions were distributed to the Whittier community both online and as paper questionnaires between November 7th to November 19th, 2017.

1. What do you like most about Whittier?

_____

_____

_____

2. If you could change one thing in Whittier, what would you change?

_____

_____

_____

3. What do you like most about Uptown Whittier (pick your top three)?

. Browsing the local shops
- ☐ Enjoying its historic charm
- ☐ Shopping at the Farmers' Market and attending other events
- ☐ Appreciating its small-town feel
- ☐ Going to the movies, art galleries, and museums
- ☐ Eating at the restaurants
- ☐ Entertainment/nightlife
- ☐ Other (please specify):

_____

_____

4. What is missing in Uptown Whittier (pick your top three)?

- ☐ A pleasant walking experience (e.g., need more street trees, wider sidewalks, etc.)
- ☐ Easy transit access
- ☐ Well-maintained buildings
- ☐ Signs to help you find your way around
- ☐ Sufficient parking
- ☐ Chain/national retailers
- ☐ Places for public gatherings
- ☐ A feeling of personal safety
- ☐ A grocery or general store
- ☐ Fun events for the whole family
- ☐ Housing
- ☐ Late-night entertainment spots
- ☐ A diversity of shops and restaurants
- ☐ Other (please specify):

_____

_____

5. What do you like most about Whittier Boulevard (pick your top two)?

- ☐ Shopping at national retailers
- ☐ Easy access by car
- ☐ Biking and walking on the Greenway Trail
- ☐ Variety of options for grocery shopping
- ☐ New housing
- ☐ Diversity of restaurants
- ☐ Other (please specify):

_____

_____

6. What is missing from Whittier Boulevard (pick your top three)?

- ☐ Frequent and reliable transit service
- ☐ Local and mom and pop shops
- ☐ Housing
- ☐ Diverse places where I can go to eat, shop, and have a drink
- ☐ A pleasant walking experience (e.g., need more trees)
- ☐ Entertainment venues (e.g., movie theater, performance spaces, etc.)
- ☐ Activities for families
- ☐ Green spaces
- ☐ Public gathering spaces
- ☐ Offices and light industrial (e.g., technology, R&D, etc.)
- ☐ Other (please specify):

_____

_____

7. To what extent do you agree with the following statement: "I feel safe in Whittier."

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree nor Disagree
- ☐ Disagree
- ☐ Strongly Disagree

Why or why not?

_____

_____

8. Not including your travel to/from work or to/from school, what percentage of your daily trips do you estimate are within the City of Whittier?

- ☐ None
- ☐ Less than half
- ☐ About half
- ☐ More than half
- ☐ Nearly all

9. If you could change one thing about Whittier that made it easier to get around, what would it be?

- ☐ Reduce congestion
- ☐ Slow traffic down
- ☐ Improve sidewalks
- ☐ Speed traffic up
- ☐ Places I want to go are closer together
- ☐ Provide more bike lanes
- ☐ Improve transit service (e.g., reliability, speed, cost, or routes)
- ☐ Reduce traffic cutting through neighborhoods
- ☐ Other (please specify):

_____

_____

10. How would you like to travel around Whittier other than by car (select all that apply)?

- ☐ Bus
- ☐ Bike
- ☐ Walk
- ☐ Shuttle
- ☐ Train
- ☐ Other (please specify):

_____

_____

11. What would need to change in Whittier for you to use the transportation you selected in Question 10 today (select all that apply)?

- ☐ Bike lanes on streets
- ☐ Better street lighting
- ☐ Neighborhoods and shops closer together
- ☐ More bike trails
- ☐ Safer sidewalks and crossings for people walking
- ☐ More frequent transit or shuttle service
- ☐ More extensive transit service
- ☐ Bike share program (e.g., Metro Bike Share in the City of Los Angeles and Pasadena)
- ☐ Other (please specify):

_____

_____

12. How can we make Whittier a healthier place (pick your top two)?

- ☐ Encourage more healthy food markets (e.g., supermarkets, produce markets, farmers' markets, etc.)
- ☐ Address pollution and support cleaner or greener businesses
- ☐ Increase opportunities for physical activity for people of all ages (e.g., parks, recreation facilities, fitness programs, bike and walking trails, etc.)
- ☐ Other (please specify):

_____

_____

13. What can we do to improve our parks, recreation facilities, and open space so that people can lead healthier, more active lives?

- ☐ Create new park and recreation facilities in neighborhoods with limited park space (e.g. fitness zones, tot lots, etc.)
- ☐ Make improvements/upgrade existing park and recreation facilities (e.g., fields, courts, community centers, etc.)
- ☐ Increase walking and bike trail infrastructure
- ☐ Identify opportunities in non-traditional public spaces (e.g., small plazas, public-right-of way, etc.) to encourage programmed and un-programmed activity
- ☐ Offer more indoor and outdoor fitness classes/programming for all ages at City parks, recreation facilities, and other City venues
- ☐ Provide fitness classes for children, teens, adults and senior at non-traditional venues
- ☐ Partner with community institutions (e.g., schools, hospitals, etc.) to provide more recreation opportunities
- ☐ Other (please specify):

_____

_____

14. To what extent do you agree with the following statement: "The number of people experiencing homelessness in Whittier is concerning to me."

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree nor Disagree
- ☐ Disagree
- ☐ Strongly Disagree

Why or why not?

_____

_____

15. To what extent do you agree with the following statement: "There are adequate affordable housing options and housing opportunities for families and seniors in Whittier."

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree nor Disagree
- ☐ Disagree
- ☐ Strongly Disagree

Why or why not?

_____

_____

About You

15. Do you live, work, own a business or property, or go to college in Whittier (select all that apply)?

- ☐ Resident
- ☐ Worker
- ☐ Business Owner
- ☐ Property Owner
- ☐ College Student in Whittier

16. If you are a resident, what is your zip code?

- ☐ 90601
- ☐ 90604
- ☐ 90602
- ☐ 90605
- ☐ 90603
- ☐ 90606

17. If you are a resident, are you an owner or a renter?

- ☐ Owner
- ☐ Renter

18. If you are a resident, do you live in a house, townhouse, or apartment building?

- ☐ House
- ☐ Townhouse/Condo
- ☐ Apartment Building

19. How do you identify?

- ☐ Male
- ☐ Female
- ☐ Non-Binary

20. What is your age?

- ☐ Under 17
- ☐ 18 - 24
- ☐ 25 - 34
- ☐ 35 - 49
- ☐ 50 - 64
- ☐ 65 - 74
- ☐ 74 +

21. How do you identify (check all that apply)?

- ☐ American Indian and Alaska Native
- ☐ Asian
- ☐ Black or African American
- ☐ Filipino/Native Hawaiian/Other Pacific Islander
- ☐ Hispanic/Latino
- ☐ White
- ☐ Other (please specify):

_____

_____

Appendix B: Open-Ended Questions and Other Responses

All respondent write-in responses to Q1: "What do you like most about Whittier?"
I love the diversity of privately owned shops and restaurants. Whittier still has that small town feel.
That it is far from freeways, has a lot of trees, people are generally friendly, it has enough churches.
"Small town feel"
Abundance of small businesses, trees
All
All the beautiful trees and the hills.
All the good memories.
All the new businesses opening in Uptown. Great restaurant scene that is emerging. Love that the City is economically diverse. Public spaces! Greenway Trail and dog park.
all the small local shops. the way the city is built, the layout of it welcomes & encourages an actual
Beautiful hills, historic houses and buildings. Lived here all my life
Central location to LA and OC. Family centered community.
Clean small town feel. Mostly good people. Great police department just understaffed.
Clean, accessible, whittier has always been a friendly place with decent amenities and stores.
Close to everything
close to the hills - hiking trails, parks, uptown
comfortable, familiar and small town feel even though it's LA
Community
Community events
Community events
Community friendliness
Community, great city to raise our children.
culturally rich and peaceful.
Distance from freeways
Distance from freeways and the laid back atmosphere of Uptown.
Diverse, quiet community.
Diversity
Diversity, history, character
Diversity, location
diversity, safety, small-town feeling
events and staff, very good follow-up.
Everything
Everything is close to Whittier.
Family feel, smalltown feel, great walking, beautiful neighborhoods, wonderful uptown.
family friendly town like
Family friendly, the city council is relatively conservative, we have beautiful parks, the hills to hike, and the bike
Family orientated town
Family oriented, small town feeling. College town, all are welcome.
Family-friendly neighborhoods that have pride of ownership and a historical charm. Great small businesses, boutique restaurants, and community events that bring the city together.
Fifty years ago, as a child I thought of Whittier as a city of commerce. Car dealerships lined the boulevard, the Whitwood and Whittier Square malls, as well as Uptown were *the* places to shop.
Freeway close and not to far from the beach and downtown LA

All respondent write-in responses to Q1: "What do you like most about Whittier?"
Friendliness
Friendliness
Friendliness, trees, diverse population.
Friendliness.
Friendly beautiful city
Friendly community. History.
Friendly disposition - small town feel.
Friendly faces, welcoming community, strong connection to its history
Friendly neighborhood. I like the old style uptown.
Friendly Neighborhoods
friendly people, local shops/ places tp eat, historic destinations, the trees , outdoor hiking access, small town
Friendly vibe
Great outdoor experience.
Green, peaceful, old, GREAT PARKS; Magnificent wildlife corridor & open space!
Greenway Trail, Parks
Have not lived hear long enough to point out.
Having the history of the past and families who have lived here for generations (including mine). The beautiful old trees and the Whittier uptown area and the hills
Hills
Hills
Hills, trees, Quaker attitude(but that's changing), History of Whittier.
Historic buildings
Historic buildings & homes
Historic buildings in walkable neighborhood
Historic character, walkable streets, variety of housing types, green space, landscaping
Historic uptown and newer chain stores and restaurants on Whittier Blvd.
Historic, parks.
Historical Aspects & homes.
Historical buildings Green Trail Up town Whittier Church
History
History
History/Historic City Green- trees! Mom and pop restaurants Uptown
Home town feel with decent neighborhoods and school but close proximity to DTLA
hometown feel
Hometown feel
Hometown feeling, trees, good neighbors
Honestly the only thing I like about Whittier is it's been my home for 31 years. Even though a lot of wonderful stores have been brought to Whittier, there's been a increase of homeless and thieves.
I am employed here
I enjoy that the neighborhoods are very walkable.

All respondent write-in responses to Q1: "What do you like most about Whittier?"
I feel we have a community. Some of that is b/c of our hills and river that keeps us small. Some of it with our family oriented events. Churches and places of worship. We try to solves problems (homelessness, housing, etc...). I like that we want to make our city a place that is safe, healthy & areas where families can gather (our police, green way trails, parks, etc..). I like that we care about preserving our past (architecture) as we look to
I feel welcome, safe, at home in Whittier.
I grew up here, I don't know that I like much about it anymore, this question should have been what DID you
I grew up here. I have 2 young daughters and am glad I am raising them here.
I grew up in Whittier.
I have always found Whittier to be a quiet, friendly town.
I like how it feels like there are always new things popping up and how we bring a diversity to the town
I like living in central Whittier. I can walk uptown and enjoy the restaurants and shops. I also enjoy the tree lined streets and our local chaparral.
I like most that I can shop Whittier, done and play in Whittier. I feel like we know each other here.
I like that I know my neighbors, and my kids play with the neighbors.
I like that it's a small town with a mixture of new and old.
I like that it's a suburb of the greater Los Angeles area, but i also like the history about it and historic locations.
I like that my home, my work at Whittier College, shops and restaurants, and my child's school are all within
I like the city community events
I like the diversity, general safety, and friendliness of its inhabitants
I like the Greenway very much. It is a great trail. I like all of the community events that are held.
I like the homey feeling Whittier gives off.
I like the old craftsman houses, each one unique and different from the other, They are beautiful, and new houses don't have that same detail and quality.
I like the sense of community
I like the small town atmosphere
I like the small town feel Here
I like the small town feel of Whittier. Also, the trees.
I like the unique aspects to our city such as historic uptown Whittier, the Whittier hills, and the greenway trail. I also like that we are a tree city and love seeing all the trees that line our streets.
I like the way there is so much concentration of the family - their interests, their needs, their future, their
I like Whittier, but... I feel things are getting a little shady in Whittier. Lot of guys riding on bikes with backpacks
I love how bike friendly it is
I love how intimate it is, historic parks.
I love that I don't have to leave Whittier for entertainment, dining, shopping, work, or my kids' school.
I love the beautiful downtown area with places to eat and shop.
I love the close knit community feeling of Whittier.
I love the community and the uptown whittier shops
I love the Grrenway trail and the nearby trails for hiking
I love the historical buildings in uptown Whittier.
I love the historical nature of the town, and the sense of community I feel.
I love the old town charm. I love the old houses and lots of choices to eat.
I love the small town feeling.
I love the trees, the sense of history, and the beautiful hills.

All respondent write-in responses to Q1: "What do you like most about Whittier?"
I love uptown whittier's charm and small businesses.
I really like how nice and willing to help everyone is. There seems to be a good sense of happiness.
I really love the many trees and Parks
I use to like the beautiful surroundings of a Quaker town; and the safety and tranquility it once was!
I used to like how quiet it was. I also liked the non traffic on Whittier blvd.
I would like to see it cleaned up! Beautiful little town but not inviting
Independent businesses
It has a small town feel. I love the hills and the uptown area.
It has a small town feel. The amount of no-profit organizations & small businesses, that suit the needs of the community. We have two colleges and hospitals. We have a police department that reaches out to the
It has everything I need
It is a family community with good schools with no freeways running through it.
It is a friendly town. People still talk to each other here. There is a strong sense of community. I like that we are not too close to the freeway, and yet not too far from it.
It is a small town with fimiliar faces
It is developing
It is familiar. I've lived here since 1951
It is my hometown. Not much else. It's gotten really bad.
It is the only place I know
It is the place I grew up and that it is trying to hold on to what it was. Also, the smalltown feel of it, even though it isnt as small town as it used to be
It seems like a small town in many ways. Most of what I need is here...family, church & business. Has been a community that reflected many of my personal values.
It sits away from freeways that it feeling more like a community than a rush hour traffic nightmare. More of the persons here are here because they belong not just passing thru.
It used to be friendly & low crime. I'm still trying to think of what I like other than my family still lives here. Oh,
It's community spirit.
It's quaintness
It's small and close-knit community
It's small town feel and centralized location. I can Get to the city to the mountains or the beach in the same
It's small town feel.
It's a nice area with a uptown area and a rural part.
It's a small community and we have no free way's
It's a small town and friendly. Everything is sort of near each other and convenient.
Its authenticity
It's beautiful and has rich history.
It's been my home all my life, and I'm very comfortable here.
Its hills and charming Uptown area.
It's historic factor and all the greenery. Beautiful architecture and good known businesses and great small
It's historical attributes
Its historical buildings, environments, proximity to other southern california areas/destinations
It's history
It's home

All respondent write-in responses to Q1: "What do you like most about Whittier?"
It's home when I come back. Enjoy the mom & pop shops
It's home, my parents moved here when I was 2.
It's located against the hills. It's a college city. It's quaint.
Its my community! I love the hills, parks and close proximity to downtown Los Angeles, Orange County and
It's my hometown, I was born at Presbyterian Hospital in 1960. It's where I chose to raise my family, it will always have my heart. I love living here, everything I need is here except a good place to board my horse. For
Its natural beauty, trees and quaintness
Its quaint bedroom community environment. Shielded from freeways, it gives us a sense of homeyness and
Its resident and it community businesses
It's rich history and beautiful buildings and homes.
It's seem like a small city but in reality it's bigger than most and you can always find new things to do.
It's sense of community
it's size. The fact that the number of restaurants is growing, many of which are very good. And you can walk
Its small town feel and the abundance of trees
I've live in Whittier for 46 yrs and I adore the small town small community field
Ive lived in whittier for over 10 years, and for the longest time i loves the feel of the town. The history, the shops and the old feel of the city. But not anymore. The crime and homelessness has over run the city. La Habra use to be well know to everyone has the "Ghetto" Now with all that they've done its so beautiful and welcoming. Whittier is now known to its residents and to the residents surrounding whittier as the Ghetto. I would never move here now seeing what its become. Every corner i turn, tagging or homeless people.
Knowing everybody
laid back community. uptown night life. Restaurants
Laid back vibe
Like the walkability, and I have lived here more than 60 years, so it's home.
Location
Location
Love the boutique shops of uptown. And the greenway trail.
Love the houses and architecture.
mellow, family, home
More police
My friends and church are here.
my home and the library
My neighborhood is clean and quiet, and my neighbors are friendly.
My neighborhood.
My street is filled with good neighbors.
New developments
New restaurants - not chains
Nice family neighborhood
nice neighborhood, friendly community
Nice neighborhoods, good schools
Not much at the moment
Not much these days

All respondent write-in responses to Q1: "What do you like most about Whittier?"
Not much, today the city has deteriorated significantly with more homelessness, dirty streets, uninforced regulations, back door permitted building, no parking enforcement, a lack of forward vision. Otherwise it's a
Old town community
Old Town feel.
Originally the small town feel and generally friendly people.
Our trees and undeveloped hills.
Outdoor areas & sense of community
parks, activities, close relation to City leaders and businesses and population
Parks, Hiking trails, and places for outdoor activities
peacefulness farmers market
People
People are very friendly here. Pretty quite compaired to most SoCail cities.
people who give of time to make it a better place to live.
People who grew up here never leave, and the people who come for college, etc., never want to leave. It has
Proximity to Pico Rivera.
Quiet atmosphere.
Residents
restaurants and the events
Safe place to live
Sense of community
sense of community
Sense of Community
Sense of Community, with rich history, and a wide variety of businesses and services that appeal to everybody. The historic homes and buildings add to the appeal of Whittier.
Sense of true Community.
Shopping, medical, restaurants and churches close by
Slower paced lifestyle.
small
Small business community.
small businesses
Small friendly shops located in uptown
Small independent business, Hiking trails, Historic.
small size, shops, restaurants
Small tight knit community. Uptown Whittier is always growing with small shops, restaurants, etc.
small town
Small town
small town appeal - no major malls
small town atmosphere
Small town atmosphere
Small town atmosphere
Small town atmosphere - everyone knows everybody.
Small town atmosphere in a huge metropolis all around.
small town atmosphere in certain areas

All respondent write-in responses to Q1: "What do you like most about Whittier?"
Small town atmosphere in uptown, good food. Tree-lined streets, old houses. Whittier College.
Small town atmosphere, friendly neighbors, safe community, Historic district.
Small town environment
small town feel
small town feel
Small town feel
Small town feel
Small town feel
small town feel
Small town feel
Small town feel (uptown area) but all of the conveniences of a city. And the weather is great.
Small town feel in a megalopolis.
Small town feel in the historic core; the Whittier Hills; the history; the people.
Small town feel miles from DTLA
small town feel with central business district surrounded by residential area
Small town feel with metropolitan touches. International cuisine, quality businesses, college town. Of course the weather in comparison to the basil or the valley. Cost of living is still approachable. Good folks in my
Small town feel, but lots of different people/ cultures
Small town feel, everyone knows everyone. Love uptown area
Small town feel, friendly neighbors, great up and coming restaurants!
Small town feel, great craftsman style architecture around uptown, and amazing hills where people can walk/hike/commune with nature. Love Uptown and the small restaurants and businesses that have set up shop
small town feel, trees, single family neighborhoods close to shopping centers
Small town feel.
Small town feel. Safe.
small town feel. Close to helman park.
Small town feel. Historic district.
Small town feel. Mom and Pop shops in Uptown. The Greenleaf trail and parks. The trees.
small town feel. Small business.
Small town feeling
small town feeling
Small town not busy.
Small town, but attracts homeless.
Small town. Historic homes.
Small, hometown feel.
Small, quiet town atmosphere
some nice places still left
Some walkable areas and general proximity to Los Angeles.
Sorry, but not much anymore. I have been here my ehole life and there is too much cronyism, and now that our city is all Hispanic, all you do is cater to them.
Still has a small town atmosphere, but access to larger L.A. county opportunities.
still small enough to be a community. its still kept nice and has its own identity.
Strong community ties, family friendly, access to almost anything one could need... Business, food, shopping,

All respondent write-in responses to Q1: "What do you like most about Whittier?"
test
test
that I know my neighbors and it's tight knit
That it is a city with a small town feel
That it is a City with an Historic sense of community .
That it's central to the freeways but not overly crowded...
That the historic district and the sense of community
That there are people of all cultures that live here.
The "olde" feel. Can't really explain it in 3 lines, but it's home. Home isn't loaded with industry or anything like that; whittier has a great balance. Only a true whittier boy knows why whittier is great.
The ability for a small business to come to function and thrive.
The ambiance, with charming period architecture and lots and lots of trees, especially the jacarandas when they are in bloom, and even when they are not they are graceful.
The amount of easily accessible nature.
The beautiful landscaping with all the tree lined streets.
The beautiful mature trees, parks, and established neighborhoods
The beautiful trees.
The beauty if the city and the friendly people
The beauty of the hills and trees.
The bicycle delivery service. Uptown Courier
The canyons and hills.
The city management appears ethical.
The close-knit community.
The collaboration and friendliness of the entire Whittier Community.
The college and the home like feel of the city
The college in uptown Whittier.
The combination of living/working/leisure possible in a walkable neighborhood.
The community
the community & people
The community and history behind it.
The community and how we look out for one another
The community feel.
The Community involvement and the art.
The community involvement and the progressive updating of the streets and buildings.
The community, people, and places.
The comprehensive community consisting of various new places to explore.
The cute old-timey feel, which sadly seems to be slowly dying as ugly new townhomes pop up everywhere and sketchy people have overtaken Uptown and the parks.
The development of new business, housing, and public projects.
The different activities provided by the city just like the spectacular 5k.a
The diverse and welcoming community.
The diversity
The diversity

All respondent write-in responses to Q1: "What do you like most about Whittier?"
The established houses and trees
The families that decide to stay and raise the next generation.
The family environment, the little shops and that the locals hangout in the town.
The feeling of community.
the feeling of history
the friendly people the small size of the town
The greenery
the hiking trails
the hiking trails!
the hills and trails
The Hills surrounding the uptown area.
The hills, closeness to nature.
The hills, uptown, the college, historic homes, and the abundance of trees.
The hills,trees, historic homes.
The historic and quaint charm
The historic buildings and the people.
The historic homes and access to shopping/entertainment.
The historic homes, the history of the city and the small town feel
The history and its beautiful homes.
The history of the city, blooming flowers, historical buildings, the pride of Whittier.
The history. The uptown area. Friendly Hills. The Greenway trail.
The Jacaranda trees
The local restaurants and shops in uptown.
The many lush hillside neighborhoods with old-growth vegetation, and the sense of history in the Uptown area.
The Mayberry home town feel of the city.
The neighborhood
The nice Neighbourhood
The nice quiet neighborhoods.
The number of parks.
the old homes, trees, theatre, hills historical areas
The old time quaint stores
The open hills
The open hills.
The open support towards LEOs and the number of LEOs that call Whittier home.
The parks and biking lanes/trails
The Parks and events
the people
The people, the trees And of course Uptown.
The people. Whittier is truly ye'ol friendly town.
the physical environment of historic buildings which encourages Whittier's strong support of the arts and cultural institutions in a "small town" type setting.
The police officers are the best!

All respondent write-in responses to Q1: "What do you like most about Whittier?"
The possibility that the uptown shopping/restaurant area has the potential to be like Brea, Monrovia, La Verne, Pasadena or other clean and well-tended shopping districts. The fact that the sidewalks are rarely steam cleaned and that the upkeep seems to be slovenly drives me to other locations.
The proximity to L.A. while still being a small town
The quaint atmosphere of Uptown. The trees and Greenway Trail. The historic architecture.
the quaint hometown atmosphere due to the maintenance f greenery and historic Uptown homes
The question should be what did you USED to like!! is going down hill with increased crime and too much low
The quiet neighbor hood feel outside and away from big city living.
The resurgence of restaurants and businesses in Uptown Whittier, the craftsman homes, and the trees!
The schools
The sense of community.
The shops and restaurants
The small community and Mom and pop stores
The small stones
the small town atmosphere in Uptown and the parks
The small town feel
The small town feel
The small town feel
The small town feel
the small town feel
The small town feel and sense of community
The small town feel that you know your neighbors
The small town feel within driving distance of a big city. It's a beautiful escape.
The small town feel, and lovely neighborhoods.
The small town feel, proximity to parks, nature preserves, hospitals and Greenway trails.
The small town feel.
The small town feel.
The small town feel.
The small town feel. Being a close knit community . Stop all the condo buildings. It is ruining Whittier with congestion. And puts a strain on police, water and schools.
The small town feel. The safety record and involvement of Whittier Police. Whittier has many eating establishments; from fast foods to elegant dining. The diversity of cultures. It’s mostly clean. We need to
The small town feel. But with all these new housing Whittier is losing its identity. Stop allowing multiple housing units(apartments) and allow single family housing. Seems like every empty lot is being turned into
The small town feel. Uptown Whittier can be pretty great.
the small town-feel; the proximity to Los Angeles, Hills, and freeways; beautiful, well manicured properties
The smaller town feel.
the small-town feel
The small-town feel and the tight-knit community.
The small-town feel that makes one feel that they aren't quite in Los Angeles.
The small-town feel.
The social places like Greenleaf also known as uptown.
The strong relationships that exist in this community.

All respondent write-in responses to Q1: "What do you like most about Whittier?"
The trail and all the family friendly events in uptown
The tree lined streets
The trees
The trees and landscaping
The trees and old fashioned feeling.
The trees and people
The trees and the hills
The trees!
The trees!
The trees, homes, and people
The Trees, Hometown Environment, Quality Establishments and Family Oriented City Events
The trees, the hills, the mom and pop shops. Police puppet shows.
The trees, the historical buildings, the hills for hiking.
The trees.
The unique shops and restaurants in uptown.
The uptown area and historic buildings.
the variety of resturants, stores, dog park, walking options such as greenway and hellsman
The variety of things to do.
The walkability of uptown and access to public transport.
The walkability...uptown Whittier and trails.
This is where I grew up.... 47 years ago
tight community
Traditional style homes Privately owned small businesses Food scene Bar scene
Trails and parks
Tree lined streets
Tree lined streets
Tree lined streets, historical neighborhoods, community events.
Tree lined Streets, uptown feel of small town but yet centralized city to anywhere in So Cal.
Trees Restaturants Nature preserve Eclectic
Trees and what uptown once was, street fairs, community.
Trees on Painter Avenue
trees, parks, unique neighborhoods
trees, people
Trees, people
Turnbull canyon trails and how relaxed the vibe is.
Uptown
uptown
Uptown
uptown - friendly people
Uptown and architecture
Uptown and it’s small town feel.
Uptown and preserved historic homes, buildings, and preservation of our wonderful hills for people to enjoy
Uptown and the food around Beverly and Norwalk is great

All respondent write-in responses to Q1: "What do you like most about Whittier?"
Uptown area
uptown area...closeness of services
Uptown restaurants/bars/shopping, hiking, history
Uptown shopping area
Uptown Whittier
Uptown Whittier
Uptown Whittier
Uptown Whittier stores & restaurants, historical homes and the Whittwood mall.
Uptown Whittiers street fairs
Uptown: Old historic charm hills for hiking walk everywhere
Uptown's unique restaurant's & stores
Values it’s History, Whittier Hills, good schools, convenient location between LA and OC,
Walkability
walkability, green spaces
walkable uptown
We are a small town with a strong sense of community.
We are a tight community and love the fact that we are surrounded by long time residents and businesses.
We like city officials who are involved, nice parks, services for residents, a balance of preserving the historic charm and looking forward with economic development opportunities
we like the family friendly feel with the parks and restaurants and neighborhoods.
We moved here two years ago from Texas. We were attracted to the tree-lined streets, nice homes and the secure feeling in the neighborhoods we were looking to buy a home. We like the mix of small to larger business
What a unique, quaint place it is to live.
What I like most about Whittier is the tree-lined, established, single-family HOMES!!! Please no more motels, apartments or condos! Thank you sincerely for allowing my voice to be heard.
What I love the most of Whittier is its incorporated areas, Hellman Wilderness, Greenway Trail & the Dog Park. I like the new shopping areas & new Police Department.
What's left of its small town atmosphere
Whittier College
Whittier College! But also the lovely walking community of uptown. The fantastic restaurants and other local vendors who are obviously deeply tied to the community.
Whittier has a small charm feel to it (uptown)
whittier has a small town feel
Whittier is a fairly large city with a smaller town feel. I appreciate the fact that many old/historic buildings still
Whittier is the perfect size for me. Big enough to offer a variety of things to do but small enough so that it is easy to know many people in your neighborhood.
Whittier provides an island with a residential focus, more ocean influence than they valleys but without daily coastal gray curtains, easy access to freeways and three counties but without the rivers of cats actually dissecting our parts, the jacaranda trees, the variety of architecture that now spans not only decades but centuries, homes and businesses with personality, the lack of a master plan of conformity, streets with organic
you know where to go when you need something.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Open-Ended Response
I don't like all the new incidents of crime and theft, the police really need to step up patrols and have a larger presence in the community
1.The small groups of naysayers who are allowed to make a big impact and stop progress. 2. Uptown needs attention right away.
A livelier Uptown. Find ways to make it an inviting and SAFE evening destination, attracting the community for a night out. More unique shops, sidewalk cafes, attractive lighting, such as cafe lights, Tivoli on some of the wonderful old buildings, outdoor entertainment.
A more approachable police department, actual accountability where officers that can not be civil and polite to citizens should held accountable! A system put in place that gets ride of officers with bad tempers and doesn't tolerate liars and bullies! A police department where officers respect the citizens and are not making traffic worse by blocking a lane of traffic for a ticket or purposely parking patrol cars in the middle of residential streets!
a weekend farmers market or more affordable housing or both!
accessibility - improve public transportation, sidewalks
Add a municipal public transit (i.e., streetcar) system.
Add a park near whittier and Hadley; there is an empty lot on the corner of magnolia and Hadley avenue that needs a purpose. The corner are lot with the laundry area makes the neighborhood look so rundown.
Add more police to patrol and see if we can get some gangs and homeless moved out of the city
Add more stores/restaurants
Add parking when you renew the uptown shopping district.
Add police officers.
Adding more art and bookshops.
Adding restrooms on trail
Address our relatively new/ recent homeless population issue.
address the "angry" people in Whittier; didn't have these groups 40 years ago
Affordable housing for Midde class first time buyers. And new homes but one level. Quad needs a facelift Better shopping options for those that live on west end of whittier by 605. Updated community center
Affordable senior assisted living and care facilities. Most of us have been here our whole life and really don't want to leave the community but need affordable housing and care
Aggressive homeless people camping out everywhere
All of the new housing initiatives. It's already crowded enough, and the streets (like Beverly) are clogged with traffic.
All the apartment and homes you are building.
All the homeless and crime taking over
All the homeless people everywhere you turn. NOT BUILDING MORE HOUSING WHERE NELIS IS!!!!!!
All the multi family housi g that is constantly being built, especially on the Blvd.
All the transient and drunks hanging around. I don’t feel safe in the city anymore. Especially in uptown or at the quad. Now we have aggressive panhandlers walking into traffic with different colored T-shirt’s. And we need more police officers.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
all the ugly business on lambert blvd, random pawn shops, old buildings that are not pleasing, they make the greeway trail look like an alley with the wall and back of these ugly buildings. the trail is unsafe because it cannot be seen by the street. Wish Whittier would tear down that wall, and the buildings and start over.
All these up and coming new condos, not everyone can afford a 2 bedroom for 3,000
Better and safer bike lanes on Whittier Blvd and adjacent streets. Fewer big-box stores. Better support for small local business, and harsher more strict regulations for slumlords and bad landlords. It was a shame we lost Half-Price Books. That should not have happened. Safer and better marked crosswalks for pedestrians (especially in Uptown and around Whitwood). We need to improve and widen our sidewalks (especially on Painter).
Better bike Lanes
better in-city transportation
Better mass transit options, improve the core uptown district, improve competitiveness of high school district, attract future proof jobs, appeal to wider variety of retailers (not solely discount shopping)
Better parking! There are so many apartment buildings shoved together and very limited parking options on site. Street parking is horrible! If you don't have a spot by 4pm, good luck finding anything near your building.
Better public transportation to DTLA. I use MBL express, and they are trying to cut the express line to DTLA out.
Better ranking public school
Better restaurants
better restaurants and shopping, more parking uptown
better shops on Greenleaf. Most shops cater to young crowd - clothing is cheaply made. Too many pizza restaurants (in Whittier). Cheesecake factory would be nice. Expand uptown.
Bicycle connectivity, bicycle parking
bigger uptown/shopping/metro district
Bring back the topless bars
Bring bookstores back
bring more businesses to uptown whittier.
Bring the Gold Line closer. Get rid of the Green Dollar type of stores and bring in a few more higher end stores. Get a Trader Joes right near the Uptown area.
Build a modern library
Build a parking lot in Uptown Whittier
Build more parks instead of building houses on every empty space of land
city council
City council,
City enforcement on blight
Clean it up, not sure whats happening but people dont seem to be careing about there homes as much, and the roads in nieghborhoods are falling apart.
Clean up graffiti window etching
Clean up the criminal element; grafitti, stealing and break-wins, loitering. Protect our hills from development.
Clean up the streets. I need to feel safer.
Clean up the uptown area and make it more affordable for new business to come in.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Clean up Uptown a bit. Work with building owners to update their facades without sacrificing the historical charm. Bring in better businesses, more restaurants and options for liquor, not just beer in Uptown. Please don't turn into Fullerton. Provide a better option for residents to enjoy and unwind at the end of the day.
cleaner alleys and more precaution dog waste problems
Cleaner uptown
cleanliness
Cleanliness, and more diversity
Cleanup of streets and homeless, reduce crime
Clearing out empty buildings and replacing empty lots/vacated buildings with something.
Commitment to the less fortunate.
cost of living
Cost to live in whittier is high. My rent has gone up 3 years in a row. Bring back the night time family street fair.
Crime
Crime
Crime
crime
Crime
crime and homeless people
Crime rate
crime seems to be an issue. whether it be graffiti, theft, harrassment
CRIME!! TOO MANY HOMELESS DRUG ADDICTS OPENLY USING IN OUR PARKS AND ON THE STREETS. CHURCHES PROVIDE FOOD AND SHELTER WHICH JUST KEEPS THE PROBLEM AROUND. A LOT OF GRAFFITTI, GARBAGE ALK OVER WEST WHITTIER, AND COPS WITH THEIR HANDS TIED. WEST WHITTIER IS RUN DIWN SND NOT TAKEN CARE IF BY OUR CITY.
Crime!!! We need to feel safe walking outside or to the store without having to worry about someone running up to you to assault you. We're we don't have to worry about thieves walking around neighborhoods for something to steal. We need more police.
Crime, homeless, overbuilding.
crime, gang element, homeless, diversity, parking in uptown
Crime, Homeless
Crime, homelesss issue, code enforcement issues in neighborhoods,
Crime, homless
Crime, specifically lax approach to homeless-addicts/tweakers/loiters in all areas of Whittier. They contribute to: crime, a bunch of neighborhood trash, drugs, panhandling, lower quality of life, robbery, property crimes, and overall safety. Get rid of them from the motels, Central Park, liquor store on Philadelphia & Circle K -drug dealers are starting to move to the area to sell to them now and even WHS kids are selling drugs in Uptown now.
Crime. There are many places, including Central Park with my kids in the middle of the afternoon, where I don't feel safe.
Crime/homelessness
Decrease homeless issue and the increasing crime.
Density of people
Develop more housing and parking in the Uptown area.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Develop uptown Whittier so it has the same draw, charm, appeal to all as other cities that have had redevelopment - sierra madre, alhambra, etc.
dirty sidewalks. transient pollution.
Do a makeover for Uptown Whittier in keeping with the vintage theme. Remove the 99Cent store!
Don't build up stay suburban
Don't build up, stay suburban.
Effective, nonprofit center for the homeless, pedestrian/bicycle access city-wide
Eliminate blighted apartments with owner occupied housing.
eliminate the apartments mixed into residential areas
Eliminate the focus on preserving historical buildings and trees. Change for current and future needs.
Everything closes way to early. I am a night owl forced to live in the morning. One time got a ticket for skating. Same night saw a fight.
Excessive traffic everywhere. Example, Broadway looks more like Whittier Blvd. Too many stops signs in every corner in residential areas.
Fewer apartment buildings in the old town area.
Fewer big box stores and more local business.
Figure out a way to get all the young kids out of Uptown after hours. No other successful 'downtown' areas have so many young kids who don't shop and eat in the area. Discourage so many candy shops/99cent stores from opening Uptown, it cheapens the area and drives away potential shoppers from getting out of their cars and shopping. Oh, and never let an ugly monstrosity of a building like the one at 6518 Greenleaf to be built again. It's such an eyesore, and an insult to the great architecture around the area.
Find a place for the homeless to stay instead of uptown.
fix roads correctly
fix the streets. I ride a bike every day almost to every part of whittier and our streets are bad. That combined with the speeding problem whittier drivers have.
Fix uptown! Humanely remove the homeless from the streets of uptown and get the help they need, making it more desirable to visitors and the average Whittierite. Keep the business free from graffiti and vandals
Fixing the uneven and missing sidewalks, and finishing the jog/bike path. Needs to be upgraded to a more modern environment (better for real estate).
Get busy on Nelles
Get gangs and homeless off the trail.
get housing and services for the homeless
Get rid of homeless campgrounds
Get rid of mosquitos in the summer.
Get rid of Residential parking permits near Hellman Trail and Turnbull canyon.
Get rid of the blight. Whittier is an old city. Sometimes old can be charming, historical, and nostalgic, other times it can be run-down and decrepit. How does a city with a preponderance of boutique stores thrive in a big-box and Amazon-online world?

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Get rid of the homeless & quit allowing the churches to enable them by giving items & feeding them. It doesn't take a brain surgeon to realize that's why they are flicking to Whittier. Other cities are not enabling so they move out & invade our space & crime has skyrocketed. Quit saying they have 'mental issue' choosing to be on drugs or being an alcoholic are CHOICES, not a mental disease. Drive through Downey, don't see any homeless? Nope! Because they don't put up with it while unfortunately Whittier does. The city would rather cater to homeless than the tenants who kept the city alive for years!!
Get rid of the town homes. The traffic caused by the additional people without traffic improvement is HORIBLE.
Get the homeless transient, druggies out of here. Clean up uptown area, create a clean safe environment. Right now you are close to losing this.
Get the light up cross walks for all intersections!
go more green
Greater freeway access
Have more events
Having 24/7 bike security in Uptown like they do in the different districts of Downtown LA.
High cost for permits and planning obstacles for simple upgrades to old residences.
Hire more police officers. Need to have a bigger presence to get rid of street crime
homeless
Homeless - brings crime. More retail that are big names, business & restaurants, more lighting.
Homeless and the rise in crime
homeless in the parks-children not able to go there gang like individuals at basketball courts, areas in public spaces-not safe for children any longer, more patrolling is necessary
Homeless people
Homeless presence in uptown. I don't feel safe at night walking alone and I love going to uptown.
homeless problem and gangs
homeless problem, parking
Homelessness
Homelessness
Homelessness
Homelessness One more, CRIME
Homelessness seems to be a problem in uptown village area ,and kids just hanging out at times blocking the sidewalks.
Housing for the homeless.
I am concerned about the homeless people and what seems to be a lot of petty crimes.
I can't think of anything
I have two, so I can't choose one. The crime rate has increased, so we're long overdue to figure out why people are committing the crimes they're committing here and find healthy ways to tackle that (prevention vs. reactionary.) Second, we need safe public transportation through Metro to connect us to the rest of the county.
I know that there are a lot of former criminals who live in the apts near uptown whittier which makes me uncomfortable to come there.
I like how quiet it is here but I really would like to have more ways for the youth to get involved. It would be really cool to have youth art collectives.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
I live in east Whittier and often feel like it's some frontier outpost.
I love the uptown area and I hang out there a great deal with my friends. However, it is my opinion that area does not get appropriate attention to safety, cleanliness, and care. It is very disappointing that the business owners are investing so much of their lives in trying to revitalize the area but they also have to deal with the dirty sidewalks, ill-maintained sidewalks and general riffraff. We need to do a better job there.
I think Uptown Whittier in particular needs a more solid brand identity. It feels that Whittier is in transition, but that transition has been stalled for years.
I want the city council to reflect the demographics of the community. City Council is out of touch
I wish more could be done to help the homeless population off the streets.
I wish the aesthetics of all Whittier would be consistent. West Whittier looks neglected compared to East Whittier.
I wish the public schools were better - NOT test scores, but lower student-teacher ratios, more enrichment programs, fewer iPads, more parent involvement, etc.
I wish we focused more on the homelessness problem and also the increasing poverty
I would add more bike Lanes and finally fix all the cracked streets in uptown.
I would change the way it is starting to feel unsafe.
I would clean up Greenleaf...literally clean it! there's so much trash and graffiti. Would be nice to clear out the drug addicts and strange folks who loiter around too.
I would clean up the uptown area, especially by helping store owners deal with the glass etching problem. This so turns me off and makes me feel better safe, along with many of the scary loiterers.
I would clean up Uptown, and make it a destination for out of town visitors.
I would create a complex and integrative health mecca on Whittier Blvd on the block where Polly's Pies was with advanced emotional, physical, and spiritual practitioners and services not commonly found under one umbrella with classes on health in multiple languages and access to legitimate naturopathic care, applied therapeutic yoga, and provisions for those with fewer resources to still access offerings. The WHO health goals could help inform the vision
I would decrease the number of drug addicts & homeless in the city because most of them are becoming aggressive if they don't get what they want & car break-ins are increasing.
I would get rid of the homelessness and lower end riff raff businesses, which encourage filth, undesirable vagrancy, and an overall degrading image of our Quaker roots.
I would have more streetlights by my house in historic uptown
I would have uptown Whittier to close later
I would like it cleaned up a bit more and more modernized.
I would like the Uptown area to be cleaner.
I would like to get rid of all the drug homeless people that keep breaking into houses and cars. Wasn't that big of a problem a few years ago.
I would like to see more of our apartments looking better. There are some that need paint jobs and just more esthetic appeal. We have a nice city but sometimes these not up kept buildings spoil our look.
I would like to see us continue to strengthen our WPD. More officers for increased/better coverage. I have begun to look over my shoulder more & more of recent.
I would look into bringing more officers in to patrol uptown Whittier problem areas. Bring back the bicycle officers. I know we recently hired a couple of officers, but we can use more officers

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
I would love to the buildings and empty lots used more effectively. Tired of all the trash it attracts.
I would make downtown more vibrant and inviting
I would make it more friendly to the young-adult community. Whittier is a great place to raise a family, but for those of us not on that path yet, there is not much for us here.
I would make it safer. I do not shop in Whittier anymore because I am afraid to go to store or eat out with my kids there. I sold my home and moved away. Please stop allowing drug addicts and crimminals to terrorize the city.
I would make the sidewalks bigger.
I would stop adding houses - brings too many people who don't take care of whittier.
I would subsidize and encourage the rapid development of Uptown along Greenleaf all the way to The Boulevard . The portion from Mar Vista to the Blvd. needs some help; restaurants, brew pubs, trendy shops, etc.
I would try to awaken in the minds of the Whittier population and officials the need for a better library. Our library is a dump, compared to others in the county and state.
I would want to see the streets/sidewalks more maintained. There are uneven sidewalks in various places and some of the sidewalks are very dirty and several areas of uptown Whittier smell.
I'd like to see more police protecting our streets and I'd like to see MUCH less crime. I hope our city will take a more proactive stance against crime by making police presence obvious. Feeling scared in my own city is motivating me to move away!
I'd make sure that all threats to our wilderness area (from oil exploration to housing development) disappear for good. I'd also love to see the Gold Line come to Whittier. I also love hiking in the hills and, although I understand the concern about habitat, would like to see back trails re-opened and slightly longer park hours. By 9:00, it's often hot; and it's often just lovely after 6:00 on a summer evening--not to mention that people work from 8:00 to 5:00.
If I had a magic wand I'd make the Gold Line come all the way to Uptown.
If Whittier provided more job opportunities for it's residents, affordable housing, less police presence, a city council that reflects it's community. Just to name a few.
improve uptown parking
Improved options to eliminate Homeless, betterment city streets and improved appearance on Whittier (ie Whittier by 605Fwy)
Incentivize some strong, national brand retailers/organizations to do business in Whittier. Ones that complement the values of the city and increase profitability/recognition of the City.
Inclusion of unincorporated east whittier
Incorporate east whittier
Incorporate east whittier
incorporate the unincorporated areas of whittier
Increase law enforcement/protection.
Increase the Whittier PD force.
infusion of cheap strip malls & stores
It appears crime is increasing: car burglary, theft, vandalism and home burglaries. I would like some police patrols in the residential areas.
It feels a bit dirty in sections of the city and sometimes unsafe. I love Uptown but sometimes I walk by poop that has been there for days and the side walk could really use a power wash

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
It is a transportation desert. I would add a shuttle linking Uptown and other destinations.
It is getting too congested and crime is increasing
It needs a night life.
It seems to be getting more homeless, more crimes, more thugs roaming our streets. It's definitely nt as safe as it used to be.
It would be amazing to have a train station in Whittier
It would be great if there wasn't as much crime. Then again, it would be great if there wasn't as much crime everywhere.
Its zeal to add population
Keep "all" homeless out of uptown and create a program for them
Keep out gangs
Lack of investment in public spaces, poor parking enforcement in neighborhoods (with a lot of rentals). Lack of pride from city council in terms of what the city could be. City entrances from 605 are unnattractive and reflect poorly on the interior; many run-down buildings along important arteries.
Lambert blvd at the citys edge by mills and westward to Washington. Beautify it more to match the care given to Whittier blvd
Leave hills alone, more open spaces
Less apartment buildings. More sports complex for the kids
Less apartments ... more single family residents!
Less bars and drinking establishments. I would like it to be more family friendly. More parking in uptown. I would also love to see more little shops, corner markets, businesses and coffee shops in the residential area. Like they used to have in the "Good old Days"
Less crime and more police. Get rid of the recycling centers that bring drug addicts and crime to Uptown.
less crime, more lighting
Less crime, more police
Less crime, more proactive police work. Push the homeless people out of Whittier.
Less crime/theft. Fire hazard in hills kids smoke weed in dry bushes.
Less focus on new building and more focus on improving all of the wonderful things we already have that have become sorely neglected over the years.
Less homelessness
less homelessness on the streets
less housing developments
Less housing projects.
less strip malls and less dense apartments and condos
less traffic
less traffic
Less traffic.
Less violence or bad neighbors
Level areas for biking
Limit low income become apartments.
Local government
Low housing communities. Too many drugs and violence occurring among juveniles who live in them.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Lower crime
Make all Property Owners including apartment owners and landlords keep up their properties including paint and Landscaping, this would greatly improve the overall appearance of the city.
Make apartment residents park on their own parking spaces and structures and not park in front of residents' homes. If there are not enough spaces in the apartment area, make apartment owners add new spaces and structures.
Make it cleaner (sidewalks, streets, trash cans) AND less traffic, nee condos bring in more people, more revenue, but A LOT more annoying ridiculous traffic. It already takes 15 minutes to get from Painter to Colima on Whittier Blvd. It's going to get worse. Plus the small town feel is fading.
Make it more mandatory for people to maintain their homes adequately. People are parking on their lawn, trash in their driveway, etc.
Make the area around uptown more well lit and better, and fix the sidewalk bumps it makes it difficult to wheel things.
Make the streets, parks & alleys SAFE!
Make uptown more consumer-friendly (clean it up, better lighting, reduce crime, etc)
Many, for starters please power wash sidewalks uptown.
Mass developments coming up.
Mexican food trucks at different locations pooping everywhere around 9:00 pm ... makes Whittier look like EastLa
More affordable housing
more assistance for homeless population
More bike lanes
More bike lanes!
More bike lanes.
More bike parking
More bike safe paths
More community activities and support for community organizations for the children of Whittier.
More community events
More consistent upkeep in all areas of Whittier -- not just in Friendly Hills. For example, the west entrance into Whittier, from 605 to Five Points -- Whittier Blvd needs some serious attention. It is not fair that those of us that live along this corridor have to look at unkempt sidewalks, abandon lots, dirty streets -- while those that live further up (along Whittier Bl & Colima!) get to enjoy clean streets.
more cultural diversity, as a Latino, I would like to see a greater of different culture: more asians, blacks, and other cultures
More density through apartments and high rises without a ridiculous price tag.
More development of uptown, not just Greenleaf and parts of Bright.
more diversity please!
More effective policing.
More focus on community -- community centers, the library, Uptown Whittier, etc
More funding, and more police to protect against crimes.
more housing/apartments
More lighting in the evening

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
More local shops for men
More opportunity for community events, gatherings, etc
More Parking in Uptown whittier, and more community events.
More parks
More parks
More paths for bikes. More encouragement of a biking culture.
More police officers! A task force to remove the homeless/drug addicts!
More police presence, especially in unincorporated area.
more restaurants, housing variety (also weekend farmers market)
More schools for smaller class size less motels Bring back auto dealers
More Security at night
More shopping in uptown Whittier
more transportation
More unique restaurants. No more new homes.
Move that 99 cent store out of Uptown. It was the worst decision ever to let them open there. It ruins the small town feel on Greenleaf.
Much less development, it is ruining this town
my car has been broken into many times here over the 6 years
N/A
Need a rail stop. Need to synchronize the signals. Traffic is a bare to get from one side of the city to the other
Neglected and abandoned buildings/lots
No more Apartments.
No homeless... better architecture ... better parking... fewer street closures!!
No more apartments. Only single family houses designed to mirror homes the 1920's.
No more building town homes. Keep the small town feel.
No more construction, no more apartments. We need more green areas
NO MORE developments, such as town homes, apartments, and condos.
No more housing needed, it's too crowded and traffic is bad.
No more housing projects - we have plenty of housing and are too crowded now.
NO MORE HOUSING. WHITTIER IS FULL. Don't tell us to save water and then add thousands of new residents.
no more motels
No more new developments, clean up Uptown area, add electric vehicle charging stations
Not much, thats why I live here. I would love to see more connecting bikeways for travel/commuting. The new bikeway on beverly drive is superb.
Not sure
Not sure
Nothing
Nothing, small quite community. It's nice!
older ran down empty buildings
over building losing the small town feel with corporate business
over growth - as in town homes, apartments
Overcrowding!! There is no need to boost population here.
parking

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Parking
parking for all the Whittier Hills trail activity.
Parking is abysmal.
Parking on my very narrow block has become increasingly difficult due to many adults occupying the same residences and some adults having multiple cars and possibly even a work vehicle. It is time to figure out a way to handle this situation before tempers flair.
parking, traffic, housing, and cycling lanes
Parking. Public streets should be for the public and sufficient arrangements should be made for the needs.
People hanging around and loitering... not necessarily the homeless.
Please, don't put in so much of this high density housing.
Poor traffic management
Population density in parts of uptown Whittier
Pretty open ended question. There is a brand perception (whittier being the brand) that our town is not safe. (gangs, crime) Uptown needs a police presence (maybe on bikes) and the city does a terrible job of cleaning the sidewalks and alleys. They always smell like urine. I do not take my wife uptown anymore.
Provide support services for underrepresented communities such as undocumented, LGBTQ, survivors, etc.
Proximity to freeways.
rampant buildings with no set plan
Recently moving here and wanting to become a part of the community, it's not very inclusive. People are unwelcoming of outsiders, "Whittierite" mentality.
Reduce apartments (and related crime) near historic Whittier.
Reduce crime
Reduce crime and no more multiunit housing built
Reduce crime, get the homeless who are drug addicts out of here. The homeless who are mentally ill, I would like to see the community support. More police patrols.
remove all ficus trees & repair the damage they have caused.
Remove motels! I have a lot more things I would like to change which includes, the ridiculous rise in gang activity, robberings and overall crime in our beautiful city. Please increase enforcement to preserve our "hometown" neighborhoods.
Remove residential homes from Whittier Blvd.
Remove the drug users from uptown
Repave the roads
resolve homeless situation in city
Rising crime and homelessness
Rising crime, excessive traffic, too many homelessness, and too many apartments and condos with insufficient parking.
Slow the growth of strip malls and high-density housing.
Some council members now with more housing
someplaces feel rundown

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Something needs to be done about the homeless people. Whittier is full of homeless drug users that commit lots of petty crimes around town. You know it's bad when you hear children talk about taking in knife with them for protection from the river people on their way to school. It is so sad that our children are afraid to be outside because of this issue.
Something to make it safer after hearing about a couple kidnappings.
Stop allowing multiple housing units(apartments) and allow single family housing. Seems like every empty lot is being turned into large apartment complexes!
Stop building all the Condos!!!
Stop building condos and townhomes! This city is overpopulated enough.
Stop building homes and focus on giving the schools a face lift. Or better yet open up closed schools to let children get a better education with smaller class sizes. I also think doing something about the homeless needs to be a HUGE focal point.
Stop more residential housing! The traffic is becoming impossible and dangerous. The stores cannot keep up with the amount of grocery shoppers. We are getting too crowded and congested.
Stop over development.
STOP THE BUILDING OF NEW RESIDENCES. TRAFFIC IS GETTING WORSE MONTH BY MONTH. THE QUALITY OF LIFE IS GETTING WORSE. AND STOP THE TEAR DOWNS OF HISTORICAL BUILDINGS THAT GIVE WHITTIER ITS UNIQUE CHARM.
Stop the growth(density). Keep whittier a nice place to raise a family.
Stop the loitering uptown
Stop the pan handling & loitering uptown. Clean the sidewalks. Bring a good market back to up town.
Stopping any more awful apartments condos etc being built
Stricter rules regarding keeping up property, no broken down cars allowed on property and making Uptown Whittier more desirable to dine and shop.
strip malls and the inconsiderate people spending loitering time in Uptown
Stronger unity between areas
TAKE OUT THE TRASIENTS AND VAGRANTS USING AND DEALING DRUGS IN OUR ALLEYS. They are defacing, defacating and ruining our city- especially in Uptown Whittier. They are scaring away our current clients and potential clients.
Taking down all the fences around Whittier High School. Being a grad of WHS in 1970 it causes great pain in my heart to see it now. It looks like a prison instead of the most beautiful school in town
That there was more representation of people of color on the City Council and other city boards.
That there were less homeless people or people on drugs and substances roaming around the city. It gives a feeling of not being safe, including in my very own home.
The amount of homeless on he Greenway trail. Doesn’t feel safe.
The amount of homeless people.
The amount of homeless\mentally unstable loitering in front of businesses
The amount of thefts and break in by people
The bias in city hall. Some are allowed, some are not. Permits and blue tape are a joke
The building department which seems like it wants to make life difficult for people rather than serve the public interest.
the building of condos and small businesses

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
The building of three new model homes
The city council would be user friendly and event fees for non profits would be reduced
The crime
The crime
The crime & all the homelessness! Its unsafe!
The crime rate seems to have really skyrocketed. We need more police patrolling the streets!
The crime!
The crime, trash and disease (hepA) that comes with growing transient community
The crime.
the dirty sidewalks and windows in Uptown
The ever-increasing high-density housing that is being built, and the corresponding traffic congestion it causes.
The fact that the city is split between county and city. Whittier should be governed by one body with a common goal.
The fact that there are no freeways and it takes forever to just get out of the city
The homeless
The homeless
The homeless and lack of tolerance like Nazi armband proudly displayed in uptown store with no context or statement of what it stands for.
The homeless can be scary. Many are on drugs, or mentally ill. I wish the city could do something to change this problem.
The homeless community. How can we help those that are on the fringe or society?
The homeless issue which in turn leads to higher crime rates.
The homeless issues. I understand that homelessness is everywhere now, but lately, the homeless people in the uptown area are angry and very aggressive and have a tendency to be threatening.
the homeless need a shelter.
The homeless on the trail!! Not safe
The homeless people
The homeless people living all over uptown and other places
The homeless people, they need somewhere to go. And some of the businesses on Greenleaf have gotten pretty rundown. But kudos for improvements that have been made.
The homeless population and the gangs.
The homeless population. It's sometimes overwhelming.
the homeless population. patrol the greenway trail and uptown more to monitor and rid of them
The homeless presence in the park and greenway trail
The homeless problem that is on the rise.
The Homeless.
The homeless. They need to leave. We need more police officers and not a ridiculous library. I'd rather pay for cops.
The homelessness and crime
The homelessness. The rising crime.
the increase in crime
The increase in crime

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
The increasing blight.
The increasing city taxes as well as water and trash ridiculous rates
The increasing crime, homelessness, and straying from single family traditional values
The increasing crime.
The internal focus of decision makers (Council) and lack of working on regional issues to make Whittier a leader.
The lack of off street parking in the uptown area, and the growth of apartment complexes with too few parking places.
The now crime, homeless taking over the parks and shopping areas. The houses that are totally not maintained, code enforcement needs to take care of this. Some neighborhoods are now blight.
The number of kids who hang out on the corner of Greenleaf and Philadelphia at night. it's a deterrent for wanting to walk through Uptown.
The over development that brings overcrowding. I don't believe the best choices were made when deciding what would be allowed to be built, i.e. The Quad
The parks and making them more family welcoming.
The punks that hang around uptown making it hard for families.
The quantity of apartments. Some areas mostly uptown area there is little to no parking to visit friends and family.
The recent multi unit housing development projects.
The restaurants.. I would incorporate younger hipper restaurants that attract new families
The road infrastructure.
The run-down areas of the Uptown Area where the homeless and skateboarders tend to gather in the late afternoons and evenings.
The still pervading Republican elite here. We need much more diversity and Progressive ideas going forward. The failure of Measure L is an example.
the surface area of uptown, more family exploring areas
The traffic and the fact that it doesn't feel like a close community anymore.
the traffic is terrible
The traffic on Whittier Blvd.
The transient issue and too much petty crime. I come from a so called bad neighborhood in LA but I see more crime here than where I can from as well as more transients.
The transit/Homeless that hang out throughout up and shops close so early
The type of shops and restaurants that are operating
The uptown area needs modernization.
The uptown area with its scratched windows and dirty sidewalks and areas.
The violence in certain parts of whittier
The way uptown Whittier is maintained.
The weather
There are way too many apartments in whittier, too many town houses being built, it's starting to feel very over crowded
There seems to be factions that hold us back from a prosperous future.
There should be less half way homes for the drug addicted. The needs to be more if q police presence

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
There should be more community involvement events and the community and schools need to work together more to benefit each other.
Too congested. Too much traffic! I live and work in Whittier and it sometimes takes me 20 minutes to commute the 3 miles home after work. That is crazy!
Too many apartments and motels
Too many chain restaurants/stores, not enough healthy food
Too many druggies hanging around up to no good. Crime seems to have exploded
Too much loiterers in uptown, feels dirty.
Traffic
Traffic
Traffic congestion.
Traffic on Mar Vista - slow it down and enforce the GVW restrictions.
Traffic on Whittier Blvd.
Traffic surges
Traffic!
Traffic!! It's terrible! I end up going to La Habra or Fullerton to do my shopping as it's easier to get around.
Train to LA! Also a livelier night life in uptown. Evening art walks, live music...etc.
Transient problem
Transportation. It would be better to have a light rail or some type of bus system that connects south Whittier and uptown Whittier. There needs to be better information on how to use the current public transit that exists so that cars don't need to be used as often.
Trashy Uptown
Uneven politics/representation.
Up keep & in uptown, clean sidewalks, trash up keep
Upgrade the Central Library.
Upgrade Whittier Blvd.
Uptown
Uptown being sketchy at night, and the shopping scene in Uptown
Uptown feels dingy and unsafe in evening.
Uptown needs parking structures, better shopping & cleanliness
Uptown needs to be updated be giving it an uplift, or at least having the murky sidewalks cleaned. We also need to do something about making Uptown look more festive during Christmas Holidays. Many of my friends and family members end up going to Brea to spend their money because of this particular reason.
Uptown shops I might want to shop at. Now there ate almost none
Uptown to be redeveloped into a mecca of shopping and dining options for those with means that are currently leaving to patronize other cities
Uptown Whittier has great potential but it is dirty, out-dated, and invested with homeless and crime. The town needs to focus their resources to grow local business, clean streets, and create a more welcoming environment. It also needs to create more parking.
Uptown whittier, which lacks updating that the boulevard has had the pleasure of seeing recently
UPTOWN, make it walk-able, clean and a grocery store that serves the area.

All respondent write-in responses to Q2: "If you could change one thing in Whittier, what would you change?"
Uptown. In its current state is is awful. We live in Whittier and never go to Uptown. Avoid the area. Dirty, dark, and if filled with drugged pan handlers. Getting yelled at because you don't dontate to their substance abuse isn't fun.
Uptown. Our uptown needs a complete renovation!
Uptown. And I'd get rid those hideous condo/townhomes just put in. Gaudy aesthetics and they are too dense.
Uptown. Area
Vacant buildings
We are so disappointed by some of the attitudes of the residents of the city i.e., failure of library proposal, new hotel not being built and general attitude about minor crime. It seems there is no motivation for growth and prosperity.
We need better connection to regional public transportation, both rail and bus, and better public transportation within Whittier.
We need to help the homeless with housing and food. There are too many on the streets.
Whittier Blvd at the 605 freeway. That stretch of Whittier is disgusting and congested. Over development and too many people is ruining our town.
Whittier Blvd between freeway and Hadley. So gross Homelessness
Whittier has gotten too congested. The roads are crowded and all of the builds and influx of people are only making the situation worst.
Whittier looks old and worn everwhere. It needs a make over badly.
Wider bike lanes.
Wider streets
Would love to see the City of Whittier embrace the fact that they have a small college in their town that brings in 2-3 million in revenue from the students/faculty/staff

All respondent write-in responses to Q3: "What do you like most about Uptown Whittier (pick your top three)?"
Other (please specify)
I have never shopped there. Parking issues.
All of the above are the reason I love this place.
all of the above thank you.
All the entertainment/restaurants. Cannot divide
bar hopping
Close to my home
Don't go there anymore, doesn't feel safe to me.
Don't like to go down there anymore.
Don't go there due to crime and homeless populstion
Ease of parking
Eating at restaurants including all the coffee shops
expand the uptown feel -
Gastro pub scene
Hiking in the whitter hills/trails
holidays
how much longer will whittier have its small town historic charm. People coming in want to change it.
I appreciate that Whittier tries so hard to keep the city clean.
I don't go to uptown often due to feeling unsafe. the
I don't like Uptown Whittier
I don't go to Uptown any more. Too much crime and the parking is horrible. I use to go ALL the time, not safe anymore.
I don't go uptown
I don't go uptown anymore - too many smokers outside - no shopping or restaurants I can use.
I don't visit the art galleries or museums but do enjoy the movie theatre on Thursdays!
I so deeply appreciate the mothering/breastfeeding/infertility support groups in this city! They have truly saved me!
I used to enjoy the movie theater, but recently too many homeless and drug addicts hang out there. I go to La Habra now.
I used to love doing all of the above, but I no longer shop Uptown Whittier do to the harassing panhandlers.
I usually shop elsewhere, parking is hard to find on weekends
Improved bar scene in recent years & forthcoming Brewery.
Independent locally owned businesses.
It has lost its charm and safety!!
Its college
Its walkability.
Looking at the undeveloped hills
My family and I use to like all of the above. Now with all the drug addicts and homeless people and robberies, we don't even bother going. In fact, we are praying about leaving Whittier altogether!
Never go, no real appeal to me

All respondent write-in responses to Q3: "What do you like most about Uptown Whittier (pick your top three)?"
Not much else
Nothing anymore
Nothing anymore. It's over run with crime!
Nothing. Too run down by homeless
parks
People!
The history
The mature trees on Greenleaf
the parks!
The reverence to trees and greenery, in general
The trails
The trees. They make Uptown seem warm and inviting.
The trees. We are blessed to have our founders plant so many great trees.
Though I like the small restaurants, I think the city's emphasis on Uptown is out of balance with potentials in other parts of Whittier
trails
Uptown Courier
We are all a family, we support eachother
We need a bookshop
Whittier College
Whittier Community Theatre
You allow multiple thrift and candy stores in a mile area... why?

All respondent write-in responses to Q4: "What is missing in Uptown Whittier (pick your top three)?"
Other (please specify)
1. Clean, well-maintained streets and sidewalks!!! It's appalling and a safety hazard. 2. Sufficient lighting - especially in the residential neighborhoods. Another safety hazard!
A better place to help the homeless - showers, shelter, information and access to agencies that are already available. This town could do SO much more.
A bookstore
A cleaner environment (sidewalks, graffiti, trash, etc...)
A face lift in general
A national retailer bookstore.
A respect and appreciation for what makes uptown, uptown. The plan to cut down the trees is the WRONG THING TO DO. CUTTING DOWN THE TREES CONTRIBUTES TO GLOBAL WARMING.
a safe biking experience, a place to lock bikes.
Affordable housing for young families
all the windows have tagging etched into the glass on them, its ugly. Not enough police presence
As a disabled person, it is difficult to walk Uptown because there are no places to stop and sit in the shade to rest before continuing on my walk
Benches to sit and people watch and to rest for we people of a certain age
Better infrastructure if the housing development continues
better law enforcement re: homeless, skateboarders, evening groupings of threatening seeming youth
better lighting on streets like Bailey more sustainability features: charging stations, solar bus stops, silat everywhere
Better places to shop.
Better sidewalk lighting when businesses close early.
Better signage on Montebello Bus Lines stops - No idea which bus runs where until it comes.
Bike parking
Bike patrol in Uptown Whittier.
Bookshops. And we no longer feel safe walking there due to the increase in crime, shady loiterers. Need more visible police presence
bookstore
Bookstore
Bycicle patrol/ law enforcement walking uptown
Clean environment
Clean environment. Buildings free from graffiti and less impact by the homeless.
Clean sidewalk!, Reduce and replace those terrible trees and that tear up sidewalks and leave berries all over the place and stain my tennis shoes!
clean streets, lights
clean streets: today, greenleaf had a urine smell
Cleaning (scrubbing)of sidewalks.
cleaning and maintaining the sidewalks
Cleanliness? Also we need some bookstores!
Close off Greenleaf to traffic and make it an open air walking mall and outdoor eating area.
Cohesive, welcoming feeling Good stores
Common areas to sit and eat similar to a town center
Control of the homeless population

All respondent write-in responses to Q4: "What is missing in Uptown Whittier (pick your top three)?"
Crack free streets...with so much traffic we need better streets to ride/drive
cultural spots
Electric vehicle parking
Enforcement of a no loitering policy
entertainment centers
General maintenance, fix broken concrete on sidewalks,cleaner sidewalks, better lighting on side streets. A casual police presence.
Get the homeless and tweekers out
Hip stores/restaurants/ artist lofts/more charm
Homeless need to not hange out in uptowna
Homeless/transient element is a problem.
I couldn't pick just 3 since they are all equally important
I don't go uptown
I guess I miss some of the old shops/stores that used to be in uptown Whittier.
I used to walk to Alpha Beta with my granny cart. Now a car trip is non-optional.
incentives for historic preservation
Innovative Establishments like a Makerspace and Coworking Space for Millenials
It doesn’t seem clean or cared for.
It had been over a year since I had go to uptown and when I did I was disappointed to see homeless people asking for money. It made me uncomfortable
It is dirty and needs to be cleaner
It needs cleaned. The sidewalks and streets are grimy. Why isn’t there a police presence?
It was really difficult to pick 3 only.
It's difficult to pick just three. I don't feel unsafe in Uptown but visually, the district IS on the grimy side. I've seen people getting high, people hanging out while high, and people relieving themselves on the sidewalk while high. I swear...I've seen a naked butt on Greenleaf in plain daylight!
its not bike friendly. I have been hit by 6 cars in my life all in whittier. 5 were hit and runs, 1 was by a teacher at Edwards school, And one was by a church lady. I personally call them Mirror-make-up drivers. Whittier should be a safe place for everyone... do we really need a freeway on every other street in whittier. on two lane streets one should be for bikes cause all the trucks that like to mirror high 5 me... you know ill just stop. Ill rant.
Lack of security. Stop catering to homeless and drug dealers. NO VICTORY OUTREACH>
Live entertainment within reason. No reason why restaurants should not be able to have amplified entertainment.
lunch spots -- the really good places don't open until 5pm
More and safer bike routes, and better access to public transportation access for events outside of the city.
More dining options. We need it to be more like Pasadena.
More police patrols on foot and/or bikes
More restaurants and shops
More security for peace of mind.
more security. Too much crime
more street trees!
Need police presence at night especially.
New artsy things!

All respondent write-in responses to Q4: "What is missing in Uptown Whittier (pick your top three)?"
Not wider streets or more trees but safer streets with good lighting because covered by dangerous focus trees that make sidewalks unsafe. Waking and bicycle riding police
Nothing
Officers on bikes!
Old Pasadena style shops/restaurants
Other historic cities have gotten the whole idea, sadly Whittier is not one of them.
Outdoor eating on wider sidewalks.
Parking at peak times discourages me. I don't like the difficulty of diagonal parking and backing out as I am scared by the visibility risks. My favorite stores left (bookstores, toy stores). The emphasis on events and street closures discourages me as a local at times though it probably brings outside traffic. I think I recall the elevators in the parking structures as being in need of improvement. I don't like the parking structures and avoid them
parks
Pet friendly spaces.
Police enforcing crude and reckless behavior, ticketing loud motorcycles, and making sure that people are not disturbing others by panhandling and begging.
police presence
Police presence
Police presence.
police walking the streets again.
Pressure wash the side walks and trash add more cans for waste.
Ring back FirstNightWhittier!
rock climbing gym
Safety when walking. I've been pushed by transient while pushing a stroller with a baby. Police were called. I no longer take walks. I live by uptown.
safety, more cops patrolling
Saftey and be comfortable in just walking in our neighborhood
Security.
seemingly no police presence. too many loiterers especially by the Starbucks and the area by the Dollar Tree...clean it up! NEEDS A GOOD PRESSURE WASHING ON SIDE WALKS, POLES, BUILDINGS AND AWNINGS - THE TREES MAKE A MESS
Space available that residents and local artist can use at a fair price for the arts and other events
Street entertainers, poetry ... greater promotion of the Arts. Decorative Lighting Cleanliness (Sidewalks are filthy) Bring back a Used Book Store
Street lights off the main drag
sufficient info on street closures (should post online)... it is hard to drive to work and park during events
Support services for LGBTQ, undocumented communities, and survivors.
test
The earthquake was 30 years ago, but there are still scars. Boutique restaurants and shops are ok, but there's nothing in uptown to draw me in to explore.
The sidewalks are often very dirty. There are often "unsavory" people loitering around . The etching on the windows makes me feel like I am in a scuzzy place.

All respondent write-in responses to Q4: "What is missing in Uptown Whittier (pick your top three)?"
The sidewalks in Uptown Whittier are filthy and need to be power washed by a company like the way Old town Monrovia and Fullerton do in the evenings. I know many people who comment on how filthy the sidewalks are.
To many homeless
Too many wine or beer pubs, not a good variety of foods
Too much graffiti!
trash pick up - urine smells - homeless presence
Unique shops that one wants to revisit.
Up town has the capability of being a awesome area for families and the Community to come together for events. Unfortunately there's a lot of questionable people roaming the streets and that is why I never go there. I think the appartments need a clean up and should raise the rent to remove the gangbangers and drug addicts form the city.
Updated infrastructure. Specifically streetlights
Waiting for the Whittier Brewing Company to open in the Nixon Bldg
We need a crew to clean sidewalks and pick up trash in uptown. The area sometimes looks unclean and needs to look visually appealing to attract more walking traffic.
We need a quality bakery! Also, I want to support local small businesses, but it seems we have yet to break through into one tier above in terms of the kind of retail we have.
We need a Whole Foods or some store like that to draw people to the Uptown area
We need to follow either Brea or Fullertons strategy in making Uptown a place to shop or dine.

All respondent write-in responses to Q5: "What do you like most about Whittier Boulevard (pick your top two)?"
Other (please specify)
As the utility lines disappear from overhead and go underground, the city looks more inviting.
chain restaurants are not great
Don’t like all the additional condos/housing. Nothing is easily accessible. No national retailers
Don't like the housing on the sidewalks
East side newness.
Fred C. Nelles Campus -- please preserve this!
Historical claim
I can't choose any of these options. National retailers are awful and we should focus on small businesses. There is no easy access by car because of traffic. The Greenway Trail is awesome, but too scary at some points to walk or bike alone. New housing should not even be considered in our already overly-crowded city. More restaurants would be nice, but not chains. No Applebees and Chili's and gross places like that. Need to invest in small business.
I don't go to Whittier Blvd often.
I don't particularly care for Whittier Blvd -- just one long strip mall
I liked it before when all the car dealers where here
I use to love all of the above! Now, I just want to sell my house before it depreciates in value with all the homelessness and tweekers taking over! We want out of Whittier!
Is the quad dying?
it's so congested I avoid it at all costs. You need to adjust all the silly signals. I have lived here my whole 43 years of l8fe, and it's done nothing but get worse.
Its thematic separation from Uptown
jacks
Lights seem to be better synced. Moves faster. Stop using MarVista
Main Access to city of Whittier
Mothing much
New and old changes
No more new housing please!
none
None of the above
None of the above seem to be true for me.
not loving Whittier blvd right now
Not much,
Nothing
nothing
Nothing
Nothing
Nothing
Nothing
nothing anymore, I avoid it due to rise in crime
Nothing, too busy
Quirky, retro charm

All respondent write-in responses to Q5: "What do you like most about Whittier Boulevard (pick your top two)?"
SHOPPING AT INDEPENDENT SHOPS
test
The banners recognizing the youth that enlist
The Greenway is too short. Make it longer please and connect it with the SGRiver bike way. The increased diversity of eateries is good.
the history.
The newer business buildings and retail space that is refreshing the boulevard.
This question and the choices don't make much sense. Whittier Blvd is pretty much a transit corridor. It's not particularly pleasant. The Greenway trail is not on Whittier Blvd.
Thrift stores
To much housing
Too much traffic
Trees
Whittier Blvd is extremely lacking especially Hadley to 5 points area. It's a homeless encampment
Whittier Boulevard really doesnt offer anything but Traffic.
You can find most anything you need whether it be grocery or retail shopping

All respondent write-in responses to Q6: "What is missing from Whittier Boulevard (pick your top three)?"
Other (please specify)
a better zoning code / plan so we don't have homes converted into business next to regular retail stores
A bookstore
a pet shop, make up store
Affordable assisted living and care facilities for seniors that are near areas where there are shops markets
appealing frontage to businesses
Architecture is shoddy... seems dirty
Beautification
Better infrastructure. Too much traffic.
Bike Lanes on the major bolevard
Book shops, personal safety
Bowling, roller skating or ice skating and hockey. This is family oriented.
Build something like the open restaurants and shopping they created in Downey.
Buildings that are left in disrepair.
Certain spots along the greenway are scary to walk through due to drug and gang meetings.
Cleaning
Complete the greenway
Consistent maintenance of street and sidewalks
Don't build anymore apartments on the Blvd or motels!
Enforcement of police officers
entrance to whittier from the 605 is horrible-dirty, too much traffic with 2 lanes. Porn shop?
Feeling safe walking along it
FIX NORWALK AND WHITTIER INTERSECTION. THATS A HUGE TRAFFIC PROBLEM AND BOTTLENECK. GET RID OF THAT Taco Bell AND GAS STATION.
From the 605 - Hadley cleaner sidewalks (get rid of the 50 yr old bushes on the side walk; open it for Bike path) more street lights
General attractiveness and higher-end feel
get rid of, motels , low income housing, and halfway homes and drug rehab facilities
I miss feeling safe.
I often hear restoring uptown, don't forget whittier blvd businesses
I think Whitwood needs a movie theater and a high end department store
I'd love to have an art house somewhere nearer than Pasadena, but I'm not holding my breath. We have sophisticated food, but not sophisticated films.
In n out. Whittier should not have let this go. Would have brought money to our city. they went to la habra.
Increased safety and development of the quad

All respondent write-in responses to Q6: "What is missing from Whittier Boulevard (pick your top three)?"
It satisfies all my needs. Love Sprouts, Trader Joe's, Marshall's, and Home Goods! Thank you.
Its too small of a street for the infrastructure that Whittier is trying to build
Late night dining options
less chain shops
Less congestion, no more housing, and less signals.
METRO STATION.
Mid rise office space. Inviting streetscape from the 605. New upgraded business onthe west end
More attention to the west side. Encourage west side business owners to clean up or modernize there look a bit. It's the entrance to Whittier!!
More policing and enforcement of transients.
Need more Police patrols. I won't walk if I don't feel safe.
need to have some sort of adopt a block on whittier blvd as most of this strip looks dirty.
Need to improve traffic congestion
New things to do!
No more ficus or orchids trees! They are invasive, dangerously large branches, too big for sidewalks.
No more MOTELS. Stop those groups of panhandlers.
No opinion
Not having trees planted. Not having TIMED LIGHTS so the traffic can flow at a reasonable speed.
Park
Personal safety
Pet friendly spaces
Please no more ugly monster condos.
Polly's
Public Safety
Question is confusing as Whittier Blvd is a transportation corridor. It is not a walking street.
Restaurants and bars skewed to younger audiences.
Restaurants e.g., Northwoods Inn, more restaurants open for breakfast and open until midnight, etc.
Restaurants like Macaroni Grill, TGIF, etc. I was told that those types of restaurants will never open here because the median income is $70,000 per household. I find this hard to believe especially if you can afford a house in
Restaurants. We have a lot of fast-food places but family style restaurants are few. Especially Sunday mornings.
safer roads
Safety & being crime free
safety along greenway trail
Safety! The hometown feel of Whittier is gone! Our beautiful Whittier is gone!
SAFETY! the walking trail is so hidden from the streets that it doesn't feel safe.
safety..rid of pot shop and motels
Similarity too Downtown Brea
some chain retail, limited amount
Some of the sidewalks and business are not maintained and are dirty.
Some sidewalks are damaged or missing between Five Points and Norwalk.
Sports complex for baseball and Softball
Street lights in dark areas eg between Hadley and Five points

All respondent write-in responses to Q6: "What is missing from Whittier Boulevard (pick your top three)?"
The city needs to create a plan to create better traffic flow.
too much development
Too much motels, it gravitates the unwelcome.
Too much traffic
Too much traffic with traffic lights that do not appear to be synchronized.
Traffic congestion. They need to implement things that improve traffic flow, like timing of traffic lights and not
Traffic is a mess so a plan to solve all the traffic issues
Very spread out. Need to bring community together at some spots.
walking connectivity - the quad and whitwood are made for cars, not walking.
Walmart
We need a Culver's - besides burgers & fries they have salads, sandwiches and dinners, ice cream (sundaes & shakes) - the best frozen custard which are made into special treats. See culvers.com
We would love to see something like In-N-Out in Whittier. I know the City Council turned them down, but our tax dollars are going elsewhere when they keep places like that out.
West Whittier Blvd -- the West Entrance into Whittier, from 605 fwy to 5-Points -- desperately needs to be upgraded/ beautified. Too many empty, neglected lots. Sidewalks are filthy. Along Whittier Blvd, from Norwalk Bl to Broadway -- olive trees make a mess and bushes need to be ripped out; bushes are so overgrown it is
What is the draw? What's the IDENTITY? It used to be lined with car dealerships and teens would cruise the Boulevard. Now the dealerships are vanishing and no new identity is taking form.
What's missing? Nothing.
whats with this repeated comment on more trees. the ficus are a mess!
Whittier Blvd. NEEDS to undergo a beautification initiative. Well-maintained and aesthetically pleasing buildings/shopping centers significantly impact the feel of a city. Currently, Whittier Blvd. appears outdated and,

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Answer	**Why or why not?**
***Only includes answers that answered the question "Why or Why Not"**	
Strongly Agree	Because we have a first class police department
Strongly Agree	better area
Strongly Agree	Community member look our for one another. Healthy police presence. People are generally friendly. People feel comfortable walking at night without incident. I've never had any safety concerns.
Strongly Agree	Crime had increased in the last 5 years
Strongly Agree	Good police department
Strongly Agree	I am alert and courteous
Strongly Agree	I have known Whittier since 1976. While there always have been Hot Spots and a few random criminal acts , the systemic problems that impact other cities of almost 100K people are minimized by our policing and by community pressures.
Strongly Agree	I worked as public safety enforcement officer. Im safe anywhere i go. but i know a lot of people fear whittier
Strongly Agree	It feels safe to walk around whittier day or night.
Strongly Agree	I've lived in the Uptown area for 32 years, and feel safe walking my dog just about any time, day or night. Occasionally a coyote scampers away, but that's a natural threat--the kind that's actually a nice sign that we live close to nature.
Strongly Agree	just theft in neighborhood
Strongly Agree	Never had a bad experience
Strongly Agree	Not safe at all! Ready to move to Brea.
Strongly Agree	The area is calm and friendly
Strongly Agree	the Rise in homeless population near schools
Strongly Agree	you can walk at night and feel safe, not to much crime or - people that could possibly harm you.
Agree	A good police presents.
Agree	As compared to other cities, Whittier is generally safe. There is an upward climb in crime in general
Agree	Baraneas can get a little sketchy
Agree	Compared to most of L.A., I feel that residents and the police are vigilant.
Agree	Cops everywhere. Family orientated town.
Agree	Crime statistics are lower than many other parts of L.A. county.
Agree	Depends on what part of whittier. Uptown feels unsafe with the increase of homeless sleeping by Central Park and hanging out by uptown shops.
Agree	despite the growing homeless population & drug addicts roaming around the streets., most of whittier is friendly
Agree	During the day it's fine, but at night it's sketchy
Agree	Excessive on street parking creates a feeling of over-crowdedness and potential for unsafe conditions.
Agree	Feels it has become less safe because of higher awareness through social media. Wish more lights and security on greenway trail.
Agree	For most of my life I have felt safe. The most recent years I know petty crime is higher so you need to be a little more on guard, but for the most part Whittier is still pretty safe.

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Agree	For most of the areas in Whittier I feel safe but it is very easy to go down a block and it is run down and not feel safe. It is a mix near Uptown Whittier
Agree	For the most part I feel safe but I do notice more loitering of homeless and vagabonds in parks and dilapidated buildings.
Agree	For the most part, I feel safe. Maybe we could stand to have safety patrols on the Greenway Trail.
Agree	For the most part, Whittier is a safe town. However, the uptown area and the surrounding neighborhoods are not safe environments.
Agree	Great PD
Agree	Great Whittier PD. It all depends on the neighborhood honestly
Agree	haven't had too many bad encounters.
Agree	I am always aware of where I'm at and I have never had any issues. I walk a lot in Whittier and don't like to see homeless but they have never caused me a problem.
Agree	I am careful about strolling at night in dark areas, but feel safe most of the time.
Agree	I don't feel the need to be on alert in Whittier as I do in some of the cities I work in. If I go to a market, or Circle K or 7-11 late at night I do scan the parking lot to see who's around before exiting the car, but for the most part, I feel very relaxed here in town.
Agree	I feel generally safe but am concerned about the increasing theft and crime
Agree	I feel like the towns people are generally friendly.
Agree	I feel pretty safe. I pay attention and don't go to areas in question
Agree	I feel safe because I always see police
Agree	I feel safe but I am aware that many people do not feel safe especially in Uptown Whittier. I see many remarks on Facebook and Nextdoor that people do not feel safe in Uptown because of the skate punks and hoodlums loitering about.
Agree	I feel safe during the day, but the homeless population make it so that I do not go out at night
Agree	I feel safe generally, but I don't like the roving gangs of young people in Uptown.
Agree	I feel safe in my neighborhood but I feel that more lighting in uptown would discourage some of the smaller petty crimes.
Agree	I feel safe most of the time, but there are some areas that don't feel as safe. We have a lot of people just hanging out Uptown and a lot of homeless.
Agree	I feel safe most of the time. I'm normally in Whittier when it is light outside. Not sure about the evening.
Agree	I feel safe most of the time. Nighttime uptown can be a scary time as we seem to invite people into our area with some of the strange shops uptown.
Agree	I feel safer in Uptown, but not in all parts of Whittier.
Agree	I have always felt safe here. "Nextdoor" website is a great site for safety and should be promoted
Agree	I have lived here since I was 2. I no longer feel as safe or positive about Whittier as I did. The change came after the 1987 earthquake and the changing demographics of the area. We are trying to provide housing for too many people. When you try to crowd more people into an area than the area can hold behavior changes in a negative way.
Agree	I have not had any major problems

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Agree	I have worked in the community for almost 20 yrs. Have always felt safe in most locations.
Agree	I just do. I don't buy into the fear and paranoia. Whittier is a great city.
Agree	I know a lot of people here yet when alone I am unsure of my safety due to questionable activities from others.
Agree	I live in a good neighborhood with diverse folks and families.
Agree	I live in a safe area of Whittier, but poor zoning and apartment building ideas have created bad areas.
Agree	I live in a safe neighborhood and am not often exposed to unpleasant experiences, though I know not everyone is so fortunate.
Agree	I live in friendly hills
Agree	I read about experiences of crime on social media, but have never experienced anything like it myself.
Agree	I take care to avoid “unsafe” circumstances, and am glad to have good neighbors who watch out for each other. I don’t tempt fate by leaving my house or car unlocked.
Agree	I think our police department does a good job of keeping Whittier safe.
Agree	I think we have most areas with good police protection, but there are some areas that are suffering economically, so there is more to deal with--hence a bit more danger.
Agree	I'm an older white male, so I generally feel safe, but I'd imagine younger kids may not feel so safe, from older kids to ghetto adults.
Agree	I'm originally from Whittier. Multiple family members of mine live in Whittier. Naturally, I identify with the community; people in Whittier look, speak, dress and act more or less like me.
Agree	in the daytime it's fine. After dark groups of young people uptown are off-putting
Agree	Increased small crime like mugging and window breaking, but I don't feel unsafe walking around even at night
Agree	increasing homeless
Agree	It used to be a place where you could leave a bike on your front lawn but now my car was stolen so not as safe as it once was.
Agree	It used to be safer but there's been a couple kidnappings, and a man carrying a machete near uptown.
Agree	Its a safe place to live.
Agree	It's all good.
Agree	Its not as bad as people think. The crime statistics don't lie.
Agree	I've lived here for 38 years and have never had a major problem.
Agree	Lately an excessive amount of homeless and I believe drug induced people have been wandering the streets
Agree	lately it seems like crime is on the rise. More police presence.
Agree	Most of the homeless population are harmless, but some definitely have issues and those few are dangerous. That's why I can't say I feel very safe, but safe enough.
Agree	Most of the time, however, I avoid areas where I don't feel safe.
Agree	neighbor experienced an armed house robbery 2 months ago

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Agree	Neighborhood Watch and a sense of preserving American sensibilities
Agree	not uptown at night
Agree	Other than my bike being stolen 36 years ago, I have never had a problem
Agree	Overall haven't had an issue with my personal safety.
Agree	Police care more about giving parking tickets than policing
Agree	Public safety are close-by enough/acessible enough to feel comfortable
Agree	requires ongoing attention to maintain
Agree	so far people are friendly! Specifically the students from the college
Agree	Some people may be bothered by the homeless people but I'm not at all because they're harmless.
Agree	some waves of crime. broken windows in Whittier Blvd.
Agree	South Whittier can be very sketchy at night, but any paranoia uptown could be attributed to fears about the homeless.
Agree	Texture and character sometimes come with a little grit. That's a fair price to pay.
Agree	The homeless population is present, but I've not had issues to this point. I will say that I spend more time in Belmont shore due to the lack of this issue.
Agree	The increasing homeless population (who have psychiatric problems) makes it feel less safe.
Agree	There are some parts where you have to get off the Greenway trail, especially the end part to gain access to the San Gabriel River trail.
Agree	There are some places that feel safe and some that don't. Places where a lot of homeless father don't feel safe. Uptown sometimes has roaming groups of young people who don't make it feel safe
Agree	There are times that I have not felt safe on Greenleaf in the evening.
Agree	There has been an increase in the number of police investigating calls and police helicopter flying.
Agree	there is not a lot of crime
Agree	There's some pockets of poverty/danger
Agree	Too many homeless people threaten or safety and breaking into homes and cars
Agree	too many vagrant types lately. too much loitering.
Agree	Trust in the Police Dept
Agree	Uptown and by the Quad often doesn’t feel safe.
Agree	We are suffering from increased property crimes. I can't even get packages delivered to my home anymore
Agree	Whittier deals with a safety IMAGE issue. This is spurred by a SOME crime, homelessness and unclean areas.
Agree	Whittier feels safe, but there is not enough lighting, and the sidewalks are bumpy, especial in residential areas
Agree	Whittier has always been safe, but it sounds like crime, especially Uptown is getting out of control. Need bike patrols.
Agree	Whittier is overall a very safe city but there could be more security measures implemented in Uptown.
Agree	women usually don't feel safe in uptown
Neither Agree nor Disagree	We need more police patrol

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Neither Agree nor Disagree	A lot of areas are too secluded.
Neither Agree nor Disagree	Areas of Whittier feel unsafe and dirty at certain times of day, especially sometimes the homeless population in uptown and further near the old Juvenile detention institution
Neither Agree nor Disagree	Avoid late night hoodlums in uptown.
Neither Agree nor Disagree	car gets broken into, houses get robbed a lot, packages stolen from houses -- more annoyed than afraid
Neither Agree nor Disagree	certain areas are not safe
Neither Agree nor Disagree	certain parts of whittier feel safe. but more and more those are going away.
Neither Agree nor Disagree	crime are higher then I am comfortable w/ and there is an unsafe feeling walking around uptown area once outside of Greenleaf
Neither Agree nor Disagree	Depends on setting. How do I compare friendly hills morning to a Beverly night?
Neither Agree nor Disagree	Do not go out much
Neither Agree nor Disagree	During the daytime, it's okay. But this town is not well lit at night, and our police department is seriously understaffed.
Neither Agree nor Disagree	Especially at night, I feel concerned for my safety based off many recent events, whether it be shootings, car break-ins, etc.
Neither Agree nor Disagree	For the most part I feel safe, but crime seems to be increasing.
Neither Agree nor Disagree	Generally it is as safe as anywhere else, but we really need better access to police officers. The response time for Norwalk Sheriff is poor, and the nightly cherry bombs and fireworks are out of control. We need police to enforce existing laws and patrol our streets. No more additional housing until we have more police protection.
Neither Agree nor Disagree	generally yes but the speed limit is to fast at my house
Neither Agree nor Disagree	Homeless population is not addressed well whatsoever.
Neither Agree nor Disagree	I bike home at night, and lots of drivers drive very fast and without headlights on. Also, walking around Uptown late at night doesn't seem like the best idea.
Neither Agree nor Disagree	I don't feel unsafe however I have a security door & cameras do to the crime that has been in the city
Neither Agree nor Disagree	I feel homelessness is a safety issue in Whittier.
Neither Agree nor Disagree	I feel safe at home but I'm seeing opportunity crime, home invasions, car to car shootings and a recent murder of our officer within city limits
Neither Agree nor Disagree	I feel safe during the day but at night I would never dare walk west or south of uptown Whittier alone or in a small group.

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Neither Agree nor Disagree	I feel safe on my street, but not Uptown or on Painter Ave.
Neither Agree nor Disagree	I have compassion for homeless but none for drug addicts, tweakers, criminals or gang bangers. Would love to see and be involved in a group of anonymous vigilantes taking our City back and driving the scum out of Whittier.
Neither Agree nor Disagree	I have just been noticing more and more homeless people drinking and strung out on drugs more and more people that don't give a rats ass about anything
Neither Agree nor Disagree	I have never felt unsafe, but I am aware that questionable events are happening nearby.
Neither Agree nor Disagree	I have not personally experienced crime but I certainly read about a great deal of crime in Whittier on social media. Because of that, I try to be very cautious.
Neither Agree nor Disagree	I live in a high crime area but I know going east is a lot safer. Dense housing is a problem when you factor in who lives in these communities.
Neither Agree nor Disagree	I live off of Whittier Blvd in East Whittier on a rather large street (Bogardus Ave.), and people drive so fast, and abandon their cars, and the alley behind Lascari's is so poorly maintained when it should be an emergency lane. So unsafe.
Neither Agree nor Disagree	I might say perhaps its normal or even less that surrounding cities, but if i'm walking around uptown especially at night, i feel extra worried.
Neither Agree nor Disagree	I own a business and am vandalized weekly. I have not been personally threatened but it can't be far behind with the amount of destruction of property that takes place
Neither Agree nor Disagree	I think that the feeling of "danger" is overblown in Uptown by petty crimes like graffiti, window etching, and obnoxious skaters.
Neither Agree nor Disagree	I think we are living in a strange time. I don’t feel safe anywhere.
Neither Agree nor Disagree	I used to feel safe in Whittier, but the amount of crime in our city has increased dramatically recently and it is starting to concern me in terms of safety.
Neither Agree nor Disagree	I used to feel safer than I have recently. I can't say why.
Neither Agree nor Disagree	I used to feel very safe, and I still do to a certain extent in my home or in public areas. There is more and more of an influx of crime and vandalism.
Neither Agree nor Disagree	I usually feel safe, but sometimes things happen.
Neither Agree nor Disagree	I was recently talking to a co-worker who said that " you live in whittier, that's in the ghetto!" I was quite shocked by the comment.
Neither Agree nor Disagree	It depends on what part of Whittier we are talking abput
Neither Agree nor Disagree	It depends on where in Whittier. I live in the historic part of Whittier and generally feel safe here. But I don't like walking around Uptown by myself at night.
Neither Agree nor Disagree	It really depends on the area. I allow my teens to go near the Whitwood but not near uptown.
Neither Agree nor Disagree	I've never felt threatened per se but I also don't go out alone at night.
Neither Agree nor Disagree	Lot of police activity as of lately, especially around Uptown

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Neither Agree nor Disagree	Lots of car break in and increase number of homeless people
Neither Agree nor Disagree	Nothing's happened to me, but I'm aware of how much crime goes on in the city. I feel like it's just a matter of time before I run out of luck.
Neither Agree nor Disagree	Our town has changed , people have changed, community unity has changed.
Neither Agree nor Disagree	People here freak out about minor crime. It surprises us that there is such a vigilante attitude. I got lost on the way home while walking my dog one afternoon. A lady ran out of her home and started taking pictures. I suppose I ended up on some neighborhood social media site. I see the same attitude on the neighborhood site My family has joined.
Neither Agree nor Disagree	police are there when there is an issue, but there is not enough police "presence" to deter crime.
Neither Agree nor Disagree	robberies, killings
Neither Agree nor Disagree	Some areas feel safer than others.
Neither Agree nor Disagree	Some areas o don't feel safe specially at night.
Neither Agree nor Disagree	Some areas, while probably safe, don’t look or feel safe.
Neither Agree nor Disagree	some of the population
Neither Agree nor Disagree	test
Neither Agree nor Disagree	The climate in which there are more low level criminals makes a big difference in which we see our community feeling prey to them.
Neither Agree nor Disagree	The relatively new issues associated with the homeless population, has not been actively addressed (ex mental illness, drug addiction/ use, lack of housing/ social services, and related issues)
Neither Agree nor Disagree	There are a lot more people in the past few years roaming the streets causing trouble.
Neither Agree nor Disagree	There are definitely safer areas and less safe areas.
Neither Agree nor Disagree	There is a an obvious uptick in crime. There is a significant homeless problem. Lots of speeding cars. I almost never see police.
Neither Agree nor Disagree	thieft
Neither Agree nor Disagree	to many homeless/drug users
Neither Agree nor Disagree	To many Homless and criminal activity has doubled
Neither Agree nor Disagree	To much crime.

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Neither Agree nor Disagree	Too much crime in uptown and west whittier
Neither Agree nor Disagree	Uptown Whittier is getting pretty bad and I walk to school everyday
Neither Agree nor Disagree	We definitely have more crime in the last few years. I have lived in the same neighborhood for 40 years and know it has changed. The recent propositions for prison realignment didn't help. However I still feel generally safe. Speaking with officers, I know it is definitely an issue that needs to be addressed. Hopefully our congressmen and senators will continue to try to change those laws.
Neither Agree nor Disagree	We experience a devastating break-in at our home last year.
Neither Agree nor Disagree	Whittier PD is omnipresent which provides a sense of safety - no problem there. What reduces the sense of safety is the blight - abandoned buildings, empty lots, not a lot of people around, businesses closed for the evening, transients come out at night, etc.
Disagree	Too many career criminals and drug addicts walking around looking for something to steal. Need more community policing.
Disagree	As I stated before I am born and raised in this city. Unfortunately there's been a huge increase of homeless and questionable people.
Disagree	At night specifically I do not feel safe. I feel like all the bad people come out and up the street
Disagree	Because it isn't safe anymore
Disagree	Because it isn't, but this is a national problem.
Disagree	Cholos, homeless, people that hang out at the 7-elevens
Disagree	City is slowly turning into a catch all for homeless and criminal element.
Disagree	Creeps on the trail. Burgelers both business and residential. Nothing being done about theft off our front pouches.
Disagree	Crime
Disagree	Crime appears to have increased.
Disagree	Crime rate and transients
Disagree	Crime rate has gone up because they are releasing more criminals and more homeless are living here.
Disagree	crime-people from other places on the rise.
Disagree	depends on where but generally no. A lot of homeless (which is fine but get away with a lot), people going through trash, drug addicts hanging out at liquor stores and alleys
Disagree	Depends where you go. Uptown sometimes a bit sketchy. Whittwood area safer but boring
Disagree	homeless issue
Disagree	Homeless panhandling and the youth with no respect.
Disagree	Homeless, mental homeless, and a lot of crime! Adding lights to the trail will definitely help with getting them off the trails!
Disagree	homelessness, people with mental disabilities near my business.

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Disagree	I am a member of the Facebook Whittier Neighborhood Watch group, as well as the Next Door app and my newsfeed is constantly being updated with violent crime related posts.
Disagree	I do not feel safe in Whittier. I'm a runner and there are Too many junkies and homeless on the trail. Too many car brake-ins & Uptown is infested with rude, aggressive, stinky homeless. Who wants to visit a town like that?
Disagree	I don't feel safe here anymore. I have lived here my entire life (40 years) and dread going out after dark by myself. The parking lots in Uptown are scary, and so are the alleys. I get approached by panhandlers in parking lots. People get shot right by my house. It is just really scary.
Disagree	I feel less safe when WPD consistently stares at me and other people of color in the community. Whittier can keep us safe by investing in the community and not criminalizing the people in the community.
Disagree	I feel safe in my neighbor hood in East Whittier, however, as I travel west towards the city center, there is much more traffic, less parking, especially in Uptown. If I have to park on a local street other than Greenleaf or Philadelphia , I go somewhere else.
Disagree	I have noticed an increase in crime and homelessness.
Disagree	I hear & read about the nuisance crimes to property and find it sad. Our low level criminals seem to be druggies looking for easy ways/targets to enable them to keeo up their habits. Our mentally ill homeless don’t go away because they need help and there is little. They are often volital and I have had personal encounters with them in an area of Whittier where I go frequently. So far it seems that a lot of our crime in Whittier are crimes of opportunity. It gets wearisome having to work so hard to prevent “opportunity!”
Disagree	I live above uptown. Crime is at its highest.
Disagree	I read about the crime and see how selfish some folks can be.
Disagree	I think Whittier is changing as I said before there is more crime. Our car was broken into in our driveway. Police said calls in our area are rare. However the next week I saw another reported in the same area. Two of my neighbors relocated. I see police presence on Whittier but rarely in the residential neighborhoods.
Disagree	I used to be able to walk around at night alone. I now can’t do that, and that’s happened in the last five years.
Disagree	I used to feel much safer, lately, due to the homeless issues, not so much.
Disagree	I used to feel safe until about 2 years ago, seems like much more crime lately
Disagree	I used to feel very safe, but now with the vagrant population, and the rise in crime, I don't go out in Whittier as much. I end up in Brea or Downtown Disney because it feels safer.
Disagree	In the 46 years of living in Whittier as of late I've seen - murder or people with guns
Disagree	In Uptown it's because of the hooligans who hang out and are not ushered on their way. Throughout Whittier it is uncomfortable to encounter so many homeless people who are hanging out in vacant buildings, in alleys and at parks.
Disagree	Increase in theft and other crimes in my area

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Disagree	increase of crime. It appears that Whittier has become a city where those with bad intentions come, do their dirty work and leave. Bravo to whittier p.d. in all of their efforts
Disagree	It could be safer- the gangs and angry homeless population
Disagree	IT WAS SAFE 3-10 YEARS AGO BUT NOT NOW. TOO MANY HOMELESS ADDICTS ROAMING IN BIKES SCOPING OUT OUR HOMES AND CARS.
Disagree	I've been robbed at gunpoint in Whittier. There is known gang activity at Penn Park. Many places are not well lit for late night walking/getting around.
Disagree	I've had drug addicts and homeless come onto my property. They have stolen from me and my neighbor. I rarely walk in Uptown anymore because I no longer feel safe.
Disagree	Lots of crime, drug addicts. Wish there was more City resources for homeless/addicts
Disagree	Lots of homeless and lots of loitering especially along GreenLeaf in uptown. Insufficient lighting along that same route at night.
Disagree	Many homeless were living in the abandoned house next door to me. I no longer leave my teenage children at home alone. City doesn't do enough about blight
Disagree	Many years ago felt safe. That has changed. Thinking of getting a home alarm system.
Disagree	My family and I used to enjoy the greenway trail and now it has become an unsafe place. Also, the homeless situation is getting out of control.
Disagree	My house got rope before
Disagree	My two sons were beat up while walking past a bar on greenleaf a few years ago. And I do not feel that the whittier police did a good job of pursuing the evidence to find those who committed the crime. I do not enjoy walking on greenleaf at night. It does not have a feel of a safe, family friend place.
Disagree	Not enough police presence
Disagree	Not enough police presence, transients living in the abandon buildings and abandon lots left over from vacant motels and closed down car dealerships.
Disagree	Not too much of a police presence, especially in unincorporated parts
Disagree	Panhandling/Homeless
Disagree	Rising crime such as robberies (stolen packages from our homes, too many homelessness and high traffic
Disagree	The crime and homeless situation has gotten markedly worse in recent months
Disagree	The homeless and the groups of teenagers just hanging around
Disagree	The increase in criminal activity, drugs and unpredictable homeless that are ether on drugs or have a mental issue. There are lots of parolees from prison staying at the Whittier Budget Inn and a drug problem where my mother doesn't feel safe going for a walk during the evening because she has had homeless people and people on drugs cursing her out.
Disagree	The issue with homeless people occupying parks, uptown area, and greenway trail is a problem for safety. I refuse to take my kids to the park or walk my dog on the trail any more it's too risky. Also there is very little police presence unless specifically called.

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Disagree	The loiterers and vagrants are often using filthy language and standing around blocking the sidewalk or in alcoves. I have taken my children to the park and had to leave because of their boisterous cussing. ??
Disagree	The number of thefts that happen. I was walking to the bus one morning and happen to walk up as someone was trying to break into a Honda on Beverly blvd. I don't feel safe if I don't have my gates chained and locked and my house locked.
Disagree	The sound of police helicopters hovering. The increasingly violent crimes reported, including car hijacking, assault with a deadly weapon, and breaking & entering. Also, the increase in reports of packages stolen from front porches and mailboxes makes you feel like you're not safe in your own home.
Disagree	The Uptown area does not feel safe to walk around -- especially at night. There are groups of younger people that are not welcoming and, during the day, many people loitering around shops and on sidewalks. To the south of Uptown, the news has constant reminders of how unsafe the area is with gang and other illegal activity.
Disagree	There are a lot of homeless out and about. Parnell park has a huge population there everyday.
Disagree	There are far too many mentally unstable individuals that loiter at public places or congregate in alleys going through the garbage. I think its very concerning there isn't much PD can do. And I personally have been victim to an attempted break in.
Disagree	There are homeless and intimidating men and groups of males uptown.
Disagree	There are many unsafe areas and new laws keep criminals on the streets. So many homeless people which brings in drugs, theft, and a feeling of not being safe.
Disagree	There are more homeless and riff raff that ever before. I constantly feel unsafe in a town I have lived in for 37 years.
Disagree	There are too many homeless. Also, with the new developments happening in Whittier, there is more crime and road rage.
Disagree	There are vagrant and homeless people everywhere. Petty crime in our neighborhoods. Freeway off ramps aren't safe. Encampments. Vandalism uptown. Stop the handouts and they will go away.
Disagree	There is a lot of crime, panhandlers, and drug use.
Disagree	There seemingly has been an increase of crime or gang activity. The area west of painter is embarrassing and scary with too many gangs and RENTERS.
Disagree	There seems to be a criminal element. I attribute this to the fact that Whittier and Washington are major streets traveled by all sorts of people. Yet there is no police presence to enforce laws
Disagree	There's a lot of drugs running through schools & gangs.
Disagree	there's to many loiters
Disagree	to many bad things happening in.
Disagree	To many drug addicts breaking into cars and stealing mail.
Disagree	To many homeless gang - type thugs.
Disagree	to many homeless! Especially when they are doing drugs at our parks
Disagree	Too many homeless and the increased (at least perception) presence of gangs.
Disagree	Too many homeless people and too many "thugs" hanging out in the parks.

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Disagree	Too many transients roaming around. As much as I love this city, I do not feel comfortable walking around uptown, the greenway trail, or going to the parks with my children.
Disagree	Too many undesirable people are moving into the area, uptown area is playing by loitering skateboarders.
Disagree	TOO many vagrants and gang bangers
Disagree	Too many vagrants and tweaked hanging around.
Disagree	Too much crime in our local shopping centers and too few police visibly patrolling our streets. Let's be PROACTIVE, as well as reactive.
Disagree	Too much crime!
Disagree	Too much news about robberies and car chases in the area
Disagree	Transients have physically attacked me during an evening walk with my stroller and baby. They were high on something. Too many transients and tweakers. They also make a mess in the city, my block, the alley (back of my garage where the city contacted me to remove items that were placed there by transients). I clean my alley every week because of that. I've also had things stollen from my porch and had to take my hose off because transients bathed in my yard. They do it all the time in our block.
Disagree	tweakers hanging out in the alleys.
Disagree	Uptown has a preponderance of crime yet seemingly no more resources.
Disagree	uptown too dark. need cops or bikes ir walking uptown to develop positive relationships with peopke
Disagree	used to be safe. Pat 4 yrs, rise in homelessness and break ins.
Disagree	WAY too many homeless and drug addicts. Had a car stolen, had house broken into, have them defecating on my church property regularly.
Disagree	We have had so much crime. And to close to home and school
Disagree	We have had too many brake Ins in the neighborhood as well as continuous minor disturbances. The police does not show up fast enough. More and more crime incidents everywhere
Disagree	We have too many homeless or other sad folks hanging around. Also, gang bangers.
Disagree	Where I live there are a few homeless people that have been hanging out for months. Things come up missing and possible drugs being sold.
Disagree	With the passing of the recent laws letting criminals out changing felonies there has been an increase of lawness, we have all seen this.
Strongly Disagree	Because of the homeless people they love to break into cars intimidate our children and they are everywhere asking for money. This is terrible I regret purchasing a house in Whittier because of the rise of crime and homelessness
Strongly Disagree	Because there are not enough police officers. We have too many crack motels. And nothing being done with the homeless population
Strongly Disagree	Coming from an area with more population density, more homeless, more vagrants, this is nothing.
Strongly Disagree	Crime has increased in our city, our cars are broken into, our packages get stolen

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Strongly Disagree	Crime has tripled! You can't even walk to your car without being approached by homeless asking for $. My car being broken in to parked in front of my home
Strongly Disagree	Crime is worse than south central l.a., car/house break ins, bolden criminals that just walk right in to your house, vandalism, car jacking, robberies, homeless and drug addicts are way too rampant.
Strongly Disagree	Druggie transients, package thiefs, break ins, outsiders finding out Whittier is weakening so they start their crime spree in our neighborhoods.
Strongly Disagree	Having lived here all my life (65) and third generation whittierite ,you could walk anywhere, go shopping when you wanted, uptown was a very safe place to be. Now uptown is so unsafe at night we can't even enjoy a walk or go to the movies any more without your head spinning in all directions. When you have been attacked twice you would understand
Strongly Disagree	High crime, especially in west Whittier. I live right next doir to a drug dealer but nothing is being done. Strong arm robberirs in our parks, people openly getting high in our parks because the police can obly issue citations. It is a mess over here!
Strongly Disagree	Home less and drug addicts, skate boarders on sidewalks, no police presence
Strongly Disagree	Homeless crazy people in Uptown. I called the police about a crazy looking, shirtless, shoe-less guy with a knife standing outside the Starbucks on Phil and Greenleaf.
Strongly Disagree	I have been a business owner here in Uptown Whittier since 1995. I own an upperscale scale next to an alley. All these years I have never been afraid to walk to my car. Now the alley and neighborhood has been taken over by drug dealers, meth addicts, and thieves. I am truly terrified everytime I have to cross paths with these men. Also I'm losing clients. It's getting worse. Why are these criminals and addicts being dropped off here in Whittier? They are not even from our neighborhood. Do we even have a chance to get our city back ? It's only getting worse and it breaks my heart.
Strongly Disagree	I have been harassed numerous times by transients. I don't feel safe. We have people going thru trash at night. The city is going down hill.
Strongly Disagree	I have lived in Whittier all my life, almost 60 years. In the last 5 years my house has been broken into and so has my car in my driveway. I live in East Whittier, and honestly we are thinking about moving out.
Strongly Disagree	I own a small buisness and I have called pd multiple times for drug addicts in my lot. I keep my door locked ALWAYS. I no longer leave my 14 year old alone at home because of daytime break in in my neighborhood.
Strongly Disagree	I specifically live in the historic uptown area, there is not enough lighting and homeless people or tweakers are roaming around uptown hanging out shooting up and being menaces but whittier of never comes through to enforce loitering laws.
Strongly Disagree	I use to feel safe walking with my daughter to the park. But now i will drive to La Mirada, or La Habra for a park. Its too ghetto and dirty in whittier. People do drugs in open daylight at the park and the police do nothing. Homeless people make camps at the parks, police do nothing. I don't even feel safe taking out my trash when its dark anymore

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Strongly Disagree	I used to feel safe going anywhere in Whittier. Not now with armed robberies and home invasions. Can't believe the change. Even Whittwood and Bright pharmacy have been hit. There are not enough police and definitely not adequate security in shopping areas. The security at Whittwood drives around while eating and is clueless about surroundings. Also Whiiier needs a skateboard park so kids will stop skateboarding in front of the stores at Whittwood. I've stopped going there because of the crime and kids on skateboards
Strongly Disagree	killing of robber on Whittier blvd and norwalk in October/November 2017
Strongly Disagree	Lots of crime in uptown. Especially at night
Strongly Disagree	Lots of homeless people, not enough police and they never take care of East Whittier. We have people here who park their cars in the street like it's a junk yard. I've complained 2 times and police never come to ticket them. No one cares about what our neighborhood!
Strongly Disagree	More Police/Sheriff needed. Better response times needed.
Strongly Disagree	Nobody is noticing the wanderers/homeless/drug alcohol users seem to have taken over Uptown. Other nice towns don’t have this problem. We enjoy the experience in Monrovia.
Strongly Disagree	Not anymore especially closer to the 605.... I see homeless and others yelling at each other who appear to be on drugs coming home; get rid of the dispensary of Norwalk and Whittier. Bad area right there! And this is what ppl see as they enter Whittier
Strongly Disagree	police presence and response low, needs immediate attention
Strongly Disagree	Read the paper. You'll know.
Strongly Disagree	recent shooting in Whittier..bottle shop, increaae of homeless roaming neighborhood, increase in crime...
Strongly Disagree	So many crimes have been going on lately. I understand that there's law currently that don't allow our officers to do much. But I do believe if we had more officers patrolling and visible through our streets and neighborhoods it would definitely help.
Strongly Disagree	The Change in demographics and increase in homeless and less Police patrols
Strongly Disagree	The increasing amount of homeless drug users in Whittier and on the wall trail has gone up to the point where walking around at night is something I wouldn't do at all
Strongly Disagree	There has been a strong criminal presence lately. And I RARELY see police patrolling. Also, just walking in Uptown feels sketchy with all of the transients...
Strongly Disagree	There has been an upsurge in property crime, home less, assaults. I have lived in Whittier since 2000. This year, neighbors up and down my street have had things stolen from their porches, I have had a prowler in my yard. People are getting assaulted in their driveways, on Lambert. We are thinking about moving

All respondent write-in responses to Q7: 'To what extent do you agree with the following statement: "I feel safe in Whittier."'	
Strongly Disagree	To many homeless people not enough police patrols.
Strongly Disagree	Too many break ins. Too many homeless that are drug addicts. I feel like I cant't even get my packages sent to my house because of the crime.
Strongly Disagree	Too many homeless and whack jobs and tweeters
Strongly Disagree	Too many meth heads, homeless, robberies. Never go uptown anymore because of it.
Strongly Disagree	Too much crime these days...
Strongly Disagree	Too much crime! Families don’t feel safe walking to a local shop! We need more police presence & police suppression teams.
Strongly Disagree	Too much crime, the city needs to something now stop providing services to homeless people and drug addicts. More police, collaborate with LA county sheriffs dept. and probation and conduct raids to get gang members and criminals out of the city.
Strongly Disagree	Went to Portos in Buena Park last Tuesday night with family vs walk in Uptown Whittier.

All respondent write-in responses to Q9: "If you could change one thing about Whittier that made it easier to get around, what would it be?"
Other (please specify)
?
Be smart. You took out bump on Mar Vista and cars are flying. Then the street lights are not synced in their places
better street maintenance
BRING BACK THE LOCAL SHUTTLE BUS
Bring back the Whittier Transit Shuttle
Fewer big busses on narrow streets
Fix parking at the most popular spots. Now that I'm older, it is harder for me to access some of my favorite places in Uptown and at the Quad and the Whittwood due to crowded parking at peak hours.
get off of waze!
Get rid of the meth using homeless people
I am satisfied with the traffic in Whittier
I would get rid of that 20mph section of Mar Vista. You can't even coast at 20mph coming off of Colima.
im sorry i cant pick just one. my choice is slow traffic down, and provide more bike lanes, and reduce traffic cutting through neighborhoods. They all work well together and i dont think you can do one without the others.
Improve sidewalks & reduce traffic cutting through neighborhoods.
Improve sidewalks and improve transit service.
Improve sidewalks, Provide more bike lanes.
improve sidewalks. Provide bike lanes.
Improve transit. Transit in and out of the city of motebello 50 is the only option to downtown.
Improve walkability, which includes better sidewalks, more bike lanes, build clusters of diverse AND useful retail. No one needs a Skechers walking distance but we do need a coffee shop and a grocery store.
Light rail connection to rest of LA
longer light on Mar Vista/Colima going West/East
Make it a more walkable city. Less wastelands of parking lots, more attractive, tree-lined storefront sidewalks.
Make it safer and enjoyable to move around. Visually appealing
Mar Vista traffic is a joke. Housing has gone up around the EWMS area, yet traffic lights aren't re- timed. Same as OSH/Ulta/Home Goods area. Same as Quad/College area. Hopelessly stuck in traffic is not a great draw to the city.
METRO STATION
More pedestrian friendly.
Most of our traffic is pass through from other communities so it's hard to solve that problem. I guess the answer would be to keep the traffic flowing.
Na
No opinion
none
nothing, it's easy to get around.
only change the homeless
Parking
properly repair roads
provide more bike lanes; improve transit service; fewer humans - whittier is full - stop adding more housing

All respondent write-in responses to Q9: "If you could change one thing about Whittier that made it easier to get around, what would it be?"
reduce congestion & traffic cutting through neighborhoods. Provide more bike lanes. Places I want to go are closer together.
Reduce congestion by getting rid of the lanes on Gunn & Mills.. 1 lane to go straight & the other to turn. It has caused major congestion!! On Laurel & Calmada as well.
Reduce congestion, improve sidewalks. reduce traffic cutting through neighborhoods
reduce congestion, Places I want to go are closer together.
Reduce congestion, provide more bike lanes
Reduce congestion, speed up traffic, improve transit sevice.
Reduce congestion, Speed up traffic.
reduce congestion; slow traffic down; reduce traffic cutting through neighborhoods; stop the traffic on Magnolia - huge safety concern with speeders on a street with an elementary school
remove all ficus trees & repair the damages
Remove all the homeless/tweekers! Help us be proud of our once beautiful city!
REMOVE THE CRIMINALS THAT LIVE ON THE STREETS ON WHITTIER.
Stop building condos and apartments which attract trancients
Street repairs
Synchronize lights
Time the construction around town (understanding it has to happen to make repairs and improvements) so that there aren't so many of our high traffic areas impacted at the same time.
timing of traffic signals for better flow
We need to reduce congestion, and traffic cutting thru neighborhoods while improving transit service
wider streets, more parking
YOU BETTER NOT ADD STUPID BIKE LANES AND REMOVE CAR LANES. I WILL SPEND MONEY TO RECALL ALL CITY OFFICIALS. STOP BUILDING MOTELS AND MULTIPLE RESIDENTIAL BUILDINGS, YOU IDIOTS.
You can't change that. Whittier is long and narrow, if I want something on the other end of town I'm going to take the Boulevard. That's part of the charm of Whittier,

All respondent write-in responses to Q10: "In the future, how would you like to travel around Whittier (select all that apply)?"
Other (please specify)
An affordable, quick “tap pass system” like much of downtown LA . Classes should be held to help educate citizens on He availability and how to use it. I just attended a class sponsored by AARP and the city in LA on how to use the metro there.
auto
Automobile
Automobile
BUT . . . I would like to travel from Whittier to LA on the Gold Line.
By my own car!!
Car
Car
car
Car
Car
Car
Car
car
Car
Car
Car
Car
Car
car
Car
Car
car
Car
car
Car
Car
Car
Car
car
Car
Car
car
Car
Car
Car, segue
Cars are we use in SoCal.
Continue in my car
Crowdsourced commuting (like Uber).
Don't / Didn't we HAVE these things at one time or another ????
Drive
Drive

All respondent write-in responses to Q10: "In the future, how would you like to travel around Whittier (select all that apply)?"
Drive
drive
Drive
Drive my personal vehicle
Electric Autonomous Vehicles within 5 years. Mark my words.
H
hovercraft
HOW ABOUT TROLLEY; DON'T FRICKEN ADD TRAINS.
I already ealk since i live near whittwood. You need a costco or sams at the Nelles site.
I am getting older, and someday I won't be driving anymore. I would like to have a reliable way to get around.
I walk to Uptown unless I'm getting take out food. I would like to still be able o use my car for the most part.
I will stick with my own transportation
I'm happy
If the Gold Line won't be extended out here until we're all dead, let uptown have better connections to regional transit hubs, like an express MBL 10 to Atlantic/Pomona station or increased Foothill 285 service over Colima.
It is difficult to walk my dogs due to lack of good sidewalks.
jet ski
METRO
Metro=crime
More sidewalk access
Mu personal car
My car
My car
My car.
My own car.
my personal car
Own car
POV
prefer car
private auto
run
See Downtown Trax system in Salt Lake City
skate,but they are banned in uptown
Specific safe taxi or uber transportation for seniors
Still by car
Still need cars, so don't do something silly!
test
The trolley
To be honest! I would love to travel in safety and not always having to look over my shoulder.
trolley!
trolly?

All respondent write-in responses to Q10: "In the future, how would you like to travel around Whittier (select all that apply)?"
Truck and car
USE MY CAR.
Vehicle
We definitely need access to a train going to alameda

All respondent write-in responses to Q11: "What would need to change in Whittier for you to use the transportation you selected in Question 10 today (select all that apply)?"
Other (please specify)
A feeling of safety.
A frequent, free shuttle uptown
A plan for adapting to ride sharing and autonomous driving.
A shuttle or tram would be nice where you can park in a lot and get on tram and do all my stuff in the village.
are you kidding. Im going to ride my bike everyday no matter what. all I ask is when i die on my bike and a ghost bike is placed at the scene.... it cant be a kids bike. it has to be a full sized mens mointain bike or im haunting whittier. maybe a triple clamp downhill front fork too,,, yeah....
be like irvine CA
Better train connectivity between job centers and region (Metrolink, Subway, Amtrak)
Bring back the Whittier Shuttle
Bring the Gold Line here!
Car
CLEANER BUS'S, SAFER TRANSIT OF ALL KINDS
Clear out the camps and homeless people on trails
Crime reduction
Diverse restaurants & shops
ESTABLISH TIMED LIGHTS.
Expand the walking trails
Get metro link to whittier
Get rid of angle parking in Uptown and have more off street parking.
Get rid of bad people
Get rid of the homeless people no one likes to hang at a bus stop with a crack head harassing them
Give me a reason to come to Whittier. City of Indusrty/Rowland Heights have invested in urban renewal along Gale and Colima. I shop and dine there now.
Goal: Amsterdam. Create zones/ blocks in Uptown, where cars are banned. Maybe on weekends, Greenleaf could strictly be a walking/ biking block? Create remote parking near Whittier Blvd,, with shuttles to Uptown. Have the city promote biking/ walking events/ challenges. Whether people use fitness trackers, or if the city hosts "Bike Night" or "Health Walk" group events. If more citizens are actively involved in biking/ walking events,
Greater sense of personal safety
Have a shuttle service
Homeless encampments removed
I use my car
If I felt safer. There are a lot of mentally ill people at bus stops, parks, the open spaces.
Improve security, signage, lighting at bus stops.
Less congestion by getting rid of parking on Whittier Blvd so there could be a 3rd lane for traffic.
Less crime/more officers/better laws that protect law abiding citizens and actual laws that punish criminals
Less mass transit clogging the roads, traveling empty
less traffic
Light rail.
lighting in neighborhoods need to be inproved-Friends street
Lighting on the trails for evening use!
Like I said earlier, I won't walk or bike after dark because of safety issues. As a woman, I am afraid of people on the Greenway Trail and even in my own neighborhood.
Many neighborhoods are getting worse. Don't know that there is anything that can be done.

All respondent write-in responses to Q11: "What would need to change in Whittier for you to use the transportation you selected in Question 10 today (select all that apply)?"
Money to build it
More parking
More PD patrols
More police presence
more police present!
More security
more shade
More Street lighting
more street maintenance
Most cross street don't have light to cross. Like the one on lambert and gunn. To go to the Greenway trail. Drivers fly by and it's scary to cross the street.
N/A
N/A
No opinion
No skateboards on sidewalks
No transients sleeping on side walks leaving items around town.
None. I like my car
Nothing
Nothing
Nothing
Nothing
NOTHING. I WILL ALWAYS DRIVE.
Nothng
Officers in bikes! Lots of them!
Other (please specify)
overall safer comunity
public safety
reduce crime by cracking down on the druggies and homeless people
Reduce empty lots that attract transients
reduced crime
Reduction of businesses opening on Whittier Blvd ONLY
S
safe bike storage (assurance against theft)
Safer and better patrolled streets. I don't feel safe walking alone with my toddler.
Safer streets
Sidewalks are UNSAFE. lifiting cracking
Slow down drivers
Stop overloading all empty lots with more and more housing. Traffic is already insane, it already takes 20+ minutes to get to the freeway from the east side.
test
The bike share program is needed
The people living in broken down motor homes around city should be removed. There's one with a New Mexico license plate on bailey all the time.
To feel safe.
transit needs to be on time, when taking sunshine I'm waiting up to 2hrs.

All respondent write-in responses to Q11: "What would need to change in Whittier for you to use the transportation you selected in Question 10 today (select all that apply)?"
Transit shuttle to train from the mall
Transportation is fine
Transportation is not a problem
We live in the unincorporated area of Whittier and are completely left out for most things that go on in the city
we need a local trolley service to uptown.
We need bike or even foot patrol.
WPD bike units in uptown, whitwood, quad and East Whittier middle schiol
You have to clean up the city of low life's before any sane person would use public transportation.

All respondent write-in responses to Q12: "How can we make Whittier a healthier place (pick your top two)?"
A park with LIGHTS for kids to play/practice on. Especially in Uptown or West Whittier
A program to encourage solar or green solutions for residents
And for it to be safe!!
Bring another Trader Joe's closer to the west side. Also bring Whole Foods
Bring back the great user bookstores that were here before the Quake
Bring jobs to Whittier because commuting is a killer!!!
Clean the streets. The environment is all we have that cannot repair once gone.
Clean the trash
Clean up the homeless stuff.
CLEAN UPTOWN....LITTERALLY
Cleanup after the homeless
Clear out all the homeless and crime will reduce
clear the homeless
Close the oil wells!
continue to bring up crime, but need to feel safe of bike and walking trails.
Control traffic so its safe to walk or bike ride
Create a safer environment!
Create Tesla Electric Power Grids for Industrial and Medical Complexes to reduce carbon footprint
Crime reduction
Decrease/ discourage prevalence of fast-food restaurants.
Encourage all green activities... Sofar on all city structures aNd new buildings, charging stations in all parking lots, solar on bus stops, incentivize ret
Encourage more recycling / composting
Encourage people to engage others in their community, get out with them and be active.
encourage walking by closing streets to make walking-only areas as well as safety from vagrancy/homelessness which makes it comfortable to walk
Enforce existing regulations and improve the sewers
enlarge PCH energency room, put an urgent care close/adjacent to PIH
Ensure the K-12 schools in the district are teaching students how to live a healthy life. Have physical education be changed where students are not only doing physical work, but are being educated on how to eat healthier and ways of improving their physical activities.
Every year with the Halloween Spooktacular 5K and the La Serna 5k keep it up ??
Expand cultural opportunities (for MENTAL health!)
fewer people shoehorned into existing city. too much traffic.
fitness machines at michigan park are great
fix the sidwalks. They are dangerous.
GET RID OF ALL THE HOMELESS PEOPLE THAT ARE LITERALLY EVERYWHERE. GET RID OF ALL THE HOMELESS CAMPS AND ALL THE CRACK HEADS THAT HAVE NO SHAME DOING DRUGS INFRONT OF KIDS!!!!!
get rid of street vendors
Get rid of the homeless people from parks and the freeway trail... people are starting to arm themselves when they go outside
Go to nekter

All respondent write-in responses to Q12: "How can we make Whittier a healthier place (pick your top two)?"
Hire more police
homeless & shiftless (appearing) people every where.
How about pressure washing the sidewalks. It looks a little shabby in Uptown.
I don't know
I don't know. Interesting question.
Improve public safety so we aren't afraid to use the terrific amenities like the parks and Greenway trails.
Increase Hellman Park's hours again
Increase incentives for personal healthy changes
Increase police by walking and bike patrols
Increase security along greenway trail.
It’s the individuals responsibility not the City’s
Make businesses and home owners keep a cleaner store front appearance.
Make classes easily permitable to do at the fabulous parks. More people at the parks should help police the parks and push out the riff-raff.
Make healthy foods more affordable
Make the city safe for residents to enjoy these things.
Make the farmers market availabloe in the evening
Many local shops do support environmental friendly items, alternatives.
More 5K, Tri-athlon, & Bicycle events
More access to open space and development of trails
more healthy restaurants!
More housing, let’s have some density.
More wellness events, community-based maybe through parks and rec
Motivate the Farmers Market to have some vendors that sell Organic produce. Unfortunately, I stopped buying from the Farmers Market 3 years ago, due to the vendors lacking any Organic produce.
No fracking no mineral extraction
No oil drilling -
Not put in so much high density housing.
open a bouldering gym
OPEN THE TRAILS DAY AND NIGHT!!! SPORTS COMPLEX!!!!
Other (please specify)
Places to purchase cheap healthy food for the middle class
Provide mental health services.
Reduce on-street parking congestion
Remove the dangerous ficus tree roots on Painter Ave. Please!! I have to step into the busy street when walking close to my home, when walking northbound on the East side of Painter.
Remove the homeless/tweekers! Add more officers! Otherwise, all the law abiding citizens and homeowners are leaving Whittier! There will be no one left, but people on welfare, to support the city of Whittier!
Remove the motels and clean up areas with high narco use, especially meth
Re-open the Whittier hills during early morning and evening hours. The current hours prohibit any working person from hiking/walking/running or biking in the hills before or after work.
Reroute the airlines that pass overhead.
Safer city more people would be out on the street.
Sports complex
Step away from the political correctness. The market will determine which green businesses will survive or not.

All respondent write-in responses to Q12: "How can we make Whittier a healthier place (pick your top two)?"
STOP DEVELOPMENTS AND FEEDING THE HOMELESS
Stop growth: overbuilding residential properties = less traffic and parking congestion.
Stop homeless from using parks, streets, and yards as a toilet
STOP the building of new residiences. Fewer people means fewer cars, which means better air quality and safer streets due to fewer cars.
test
There needs to be a health store uptown - maybe in the Salvation Army building... there are too many empty buildings which makes the area seem depressed
We have places to hike and be outside, but we risk be bothered by drug addicts and fear that our car will be broken into.
We need a youth sports field/facility.
You can't

All respondent write-in responses to Q13: "What can we do to improve our parks, recreation facilities, and open space so that people can lead healthier, more active lives?"
Other (please specify)
Looks like the survey is to justify an extension of the Greenway Trail, I understand the cost is way too high
A community sports and recreation park as La Mirada has
Add a maker space to the library
Add more (and higher level) performing arts venues
additioanl dog parks, especially w/ lighting
address the homeless population living in the parks
Address the homeless problem. They take over spaces in parks and open areas so that it is not a place where I want to be with my grandchildren
Address the homeless/transient problem
Again safe parks. They are full of transients. I used to go to all of them and most have been taken over.
All of the above, with the hope that taxes do not go through the roof
allow dogs on leash in parks
allow hiking trails, so we don't have to drive so far to hike
Allow leashed dogs in City parks.
Also include fitness/therapeutic activities for disabled
Better lighting on trail
Better open space maintenance and access to trails
Bring in cultural diversity
Change the hiking hours back to sunrise to sunset
Check the homeless and drug users out of their bathrooms
clean up existing parks-make them for family friendly so families are not afraid to have children go to park/too many homeless, drugs, etc in parks
Clean up the existing parks. Void of homeless and tweekers to make them clean and safe
Clean up the homeless out of our parks. Maybe charge at the parks to help with continuing upgrades.
Clear out the drug addicts and homeless
Community free or low cost yoga for youth and up.
Community patrol services
Consider building a sports complex for all the youth sports leagues in the area. It is a shame that we all have to fight for space for our children to have qualitybsports programs.
Create a plaza that is lined with shops and restaurants for public gathering. Model after European cities.
Create a safe environment for women and children and seniors
create fitness centers within existing parks
Create more dog-friendly outdoor areas
Create safer parks to attract more people.
crossing streets Laurel/Calmada/Gunn from greenway trail & street.
discourage loitering of transients/adults in parks where children and families want to spend time.
Do not allow vagrants to take over to be parks we have and make people feel unsafe walking.
Do whatever necessary to keep Greenway trail safe for walking.
Drive out the criminals. Keep them out of the parks and off the Greenway Trail
Easier parking near parks
Eliminate homeless and addicts loitering in parks and on trails. If your residents don't feel safe, they won't use
Establish parking lots at Turnbull canyon as this is becoming a more used resource
fewer humans = fewer cars = less air pollution
focus on large disabled people in our community

All respondent write-in responses to Q13: "What can we do to improve our parks, recreation facilities, and open space so that people can lead healthier, more active lives?"
Former Fred C. Nelles area Should be a Regional Park
GET RID OF ALL THE HOMELESS PEOPLE THAT ARE LITERALLY EVERYWHERE. GET RID OF ALL THE HOMELESS CAMPS AND ALL THE CRACK HEADS THAT HAVE NO SHAME DOING DRUGS INFRONT OF KIDS!!!!!
Get rid of homeless and drug addicts so we feel safe at the parks and trails that already exist.
get rid of homeless people and addicts in the parks
Get rid of homeless people living in the parks
Get ride of the encampments in the parks so we can take our children and feel safe. Now you rise seeing drug
Get the homeless out of parks so children can play comfortably
Get the homeless out of them
Homeless issue at parks don't feel safe
I don’t go to some parks due to safety issues. Increase the safety
I think that our parks are fine.
improve/provide lighting on greenway trail
Increase access hours to the Whittier Hills.
Increase hours of access to Whittier Hills and other parks, improve parking.
Increase police patrols in public areas
It may be less about increasing green spaces than it would be improving what already exists.
Keep homeless from camping in our parks.
Keep out homeless and suspicious people to feel safe to exercise and be in the facilities
Keep transients and crime out trail and existing parks. Keep little league, AYSO and other non club league dues
Keep transients out of them
Kick out the riff raff loitering at the parks.
Kick the homeless out of our parks. They sit in the bathrooms, do drugs and clean themselves.
LIGHTS on fields.
local gov needs to get involved financially
Make community classes more affordable
Make easier to understand lanes for walkers and bikers -- they seem to overlap
Make exisiting spaces safer by addressing the crime and homeless issues.
Make parks safer and actually people will want to go and stay active. Too many transients and drug addicts at
make parks safer, the dog park in Whittier has gotten to be a little dangerous . I don't take my dog to that dog park anymore..Pitt bull dogs are not safe, I seen a fight between to many pitbulss over there.
Make parks safer. Lots of scary looking people hang out there now.
make people feel our parks are safe to use. Ex. Lee Owens is known for drug traffic...right accross from the B & G Club. Few go to use thar park except if that is your neighborhood. Central Park has had issues that I know of from first & second hand experience. Our young families become hesitant to use CP even though it’s walking
Make the areas safe
Make the existing places safer
More affordable activities
More dog friendly spaces
More parks fewer housing and shopping centers
More policing of these areas for vandals and drug addicts
more trail
Move homeless out of park spaces
n/a
N/a

All respondent write-in responses to Q13: "What can we do to improve our parks, recreation facilities, and open space so that people can lead healthier, more active lives?"
nelles site lincoln plan is terrible, need affordable housings, green space, tiny houses.
No opinion
offer shelter for homeless people who lounge in parks.
Our kids play flag football through the city and can never find a field to practice on. They have us driving to
Our parks are unsafe with all the homeless
Parks need to be gated now because of Un wanted people.
Parks! Omg! We can't even enjoy our beautiful parks anymore! The homeless/tweekers have taken over! My kids can't climb the trees anymore! Look up! The homeless/tweekers even have made their beds on the tops of
Police need to patrol the parks and get rid of the tweekers and drifters.
Police the trail and parks don’t allow people to live there.
Police visibility to discourage criminal activity in the parks.
Preserve and maintain hiking trails in the hills.
Provide a SAFE environment. Don’t use the greenway trail bc of drug dealings and crime
Publicize events.
reduce the homeless population that gather at parks.
Remove the homeless and transients, I dont use the parks because of this.
Remove the homeless populations from our parks so the facilities are clean and safe.
Remove the transients that currently live at the parks. There one that actually “lives” in the bushes next to Rite-
Renovate the public library. They have so many programs on healthy living and could easily have more if they
Safer city!
Safer parks
See previous answer. Anything to get our Community out to the public spaces.
set new walk/bike paths through; level bike paths
test
The green space on Greenleaf across from the record shop should be turned into something cool, like a
There are too many people sleeping on benches, or people who live in RV's that are just parked for days on end
Too many homeless living in the parks, how can people feel safe going to the parks? Also, your car has a strong
We have plenty of parks in Whittier, but the homeless have taken them over. At Parnell Park where I use take my children,the homeless are now living in the trees.
Whittier has a serious homeless problem in Central Park causing alot of people not wanting to use the park and when we do go, we have to go home when we need to use the bathroom.
yoga, etc.
you figure it out! Is your city!

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Answer*	**Why or why not?**
***Only includes answers that answered the question "Why or Why Not"**	
Strongly Agree	....and increasing !!
Strongly Agree	A homeless man at tbe Starbucks in uptown said they were getting picked up in Anaheim and getting dropped off in Whittier.
Strongly Agree	a lot of homeless are doing drugs
Strongly Agree	All of what i see is cannot be Whittier people. These people are coming from other cities.
Strongly Agree	Almost every morning there are homeless people sleeping at the beverly Norwalk bus stop.
Strongly Agree	As the number of homeless in whittier increases, the number of areas we can safely walk and shop decreases. There is not only a concern regarding crime, there's is health to consider. In addition, no one should live out of a box or cart.
Strongly Agree	Because helping those in need can only make a community stronger
Strongly Agree	Because it affects the uptown experience.
Strongly Agree	Because the large amount of homeless are drug users
Strongly Agree	Because there are a lot of homeless in the city.
Strongly Agree	because there are homeless people in every alley you come across going through trash
Strongly Agree	Because there shouldn't be homelessness
Strongly Agree	Because they are committing crimes. My car has been broken into twice
Strongly Agree	because they spill over into the community. not all are bad but those that are bad are very bad
Strongly Agree	Because Whittier council does nothing to get them out. They leave it to the cops when there are 1000's of other problems that they need to deal with.
Strongly Agree	But I understand its a regional concern all over and a by-product of LA's housing issues - so I don't blame Whittier
Strongly Agree	Concerns with the resources they use up and the blight they create
Strongly Agree	create alarming concerns with small children around.
Strongly Agree	Drugs & Crime
Strongly Agree	Duh
Strongly Agree	Even people visiting me can notice the abundant number of homelessness in this city. It's affecting my home and safety.
Strongly Agree	every city needs to deal with homeless not just shove them selse where! Otherwise take down the friendliest city logo!
Strongly Agree	Every day/morning/night i see homeless walking streets/leaving messes/in parks camping out-not safe for family
Strongly Agree	Everyone should be housed, a basic human right.
Strongly Agree	Everyone wants a house, but some SRO housing could go a long way. Look at the SRO housing corporation.
Strongly Agree	Everywhere you go there are homeless. Some are whittierites but mist are not from Whittier. It seems like they have come here because we are welcoming and have programs bathrooms food etc.
Strongly Agree	feeling unsafe is getting worse.
Strongly Agree	Greedy landlords gave forced up rents
Strongly Agree	Have seen over the recent years increasing number of homeless. Concerned that people are being priced out of housing, or are not receiving the mental health services and support they need.
Strongly Agree	Health factors
Strongly Agree	Homeless are everywhere, using drugs and causing crime
Strongly Agree	homeless is large and setting larger
Strongly Agree	Homeless people are everywhere! It is sad, unsightly, and unhealthy. The city should turn Nelles into a rehabilitation center and help get these people off the streets.
Strongly Agree	Homeless people deteriorate the overall quality and feel of the city.
Strongly Agree	Homelessness is a major issue in most towns including ours. This is an issue we need to address not only to help those who are homeless, but also to make our town a more appealing place.
Strongly Agree	Housing is to expensive in Whittier buying or renting
Strongly Agree	I am concerned for their safety and health as well as the trash that is left arountd the city.

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Strongly Agree	I believe more of the homeless comunnity of Whittier need to be informed on their resources. First Day and other homeless-adressing non-profits are all over Whittier and yet many people remain as public characters (the same homeless people are seen throughout the year)
Strongly Agree	I do not believe they are primarily from Whittier but have "moved in" including into the grocery store parking lots and parks.
Strongly Agree	i do not feel safe
Strongly Agree	I dont feel safe for my kids to be out and see that most are drugged out
Strongly Agree	I don't know how to do this, but the homeless people need to get off the streets
Strongly Agree	I encounter them every. They fowl the environment, steal, deal and take drugs, threaten citizens with bodily harm
Strongly Agree	I have lived in Whittier my entire life (26 years) and I have never seen this amount of homeless people before. I have found them camping out in the front yards of my neighbors, riding bikes around and screaming in the middle of the night, pushing shopping carts down the middle of the road, etc.
Strongly Agree	I have seen the Whittier police kick people out of parks, off of streets, etc. Where are they supposed to go?? We need to fix the problem instead of asking them to leave.
Strongly Agree	I participated in the Homeless Count last year and saw firsthand just how many people are living on the streets. It's tragic and unacceptable. Despite its size, Whittier's wealth gap is HUGE and comparable to larger cities. We have people living in multi-million dollar mansions in the hills and people sleeping in their cars on Whittier Blvd. Makes no sense.
Strongly Agree	I see it everywhere
Strongly Agree	I see it so often and I want them to be somewhere safe rather than on the streets
Strongly Agree	I see more homeless. Homelessness is not a healthy lifestyle and should not be tolerated as a choice. It is bad for the city and the homeless. It fosters aberrant behavior. The homeless should be fed and cared for (housing), but not allowed to roam the streets.
Strongly Agree	I see more people on the streets sleeping in unsafe spots.
Strongly Agree	I see them everywhere and sometimes they are rude
Strongly Agree	I see them setting up homes on the porches of businesses in the evenings.
Strongly Agree	I see them urinating in public , leaving trash and sleeping in strip malls
Strongly Agree	I see too many cart-pushing, dirty & unkempt people who also look like drug addict roaming our city.
Strongly Agree	I think most of these individuals have a mental illness that require them to be institutionalized or they have an addiction problem that they need to resolve.
Strongly Agree	I walk past 3 regular homeless people between my apartment and the farmers market. there are more at night.
Strongly Agree	I worry about their health
Strongly Agree	If you have to ask, you haven't been to Uptown lately.
Strongly Agree	In the few years I've been here, there has been no positive difference in how the homeless population is addressed and taken care of
Strongly Agree	It affects my business regarding parking and people's sense of being/not being safe
Strongly Agree	It appears as though we have no infrastructure to accommodate the folks.
Strongly Agree	It concerns me that we deal with this issue properly. Not to invite more homeless people, but to help those who genuinely need help and kick out those who refuse to be helped. Police the issue so that drugs don't become an issue.
Strongly Agree	It feels not safe, most seem to be on drugs or alcohol as well.
Strongly Agree	It has surged in the last 5 years
Strongly Agree	it is beyond belief how many homeless people are here. The founding Quakers would be spinning if they saw their city like this.
Strongly Agree	It is increasing at a fast rate and leads, indirectly or directly, to higher crime rates.
Strongly Agree	it makes going out in Uptown uncomfortable
Strongly Agree	It makes it a scary place to live. There also seems to be homeless criminal types.
Strongly Agree	It makes me sad to see my neighbors suffering.
Strongly Agree	It seems that their are more homeless in town these days. Because of the way the way that they live, there are problems. I do not believe there is an easy answer to this problem.
Strongly Agree	It seems to be increasing and is a health and safety issue.
Strongly Agree	It seems we are becoming their Mecca; the more we offer, the more they come.
Strongly Agree	It strongly concerns me when anyone is homeless.
Strongly Agree	It's a problem
Strongly Agree	It's a sad commentary that these people cannot be provided for.

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Strongly Agree	It's already out of hand.
Strongly Agree	it's increasing
Strongly Agree	It's just so terrible now! I feel sad because I convinced my mom to sell her home in Alhambra and move to Whittier. Now, want to move to Brea and get the heck out of Whittier! It's too scary now! Not even safe to go to Whittwood mall anymore without being bombarded with aggressive transients! Yes, they are becoming so aggressive! It's so sad for Whittier.
Strongly Agree	It's not hard to find transients, particularly in the area of city hall in the morning. Transients are often associated with substance abuse and/or mental illness.
Strongly Agree	It's so bad that they are sleeping on the sidewalk outside of 7-11.
Strongly Agree	It's so sad to see people in Central Park, outside the post office or Rite Aid, who clearly have no place to go. We have a better shelter system than many communities and housing is more affordable, but it's still a huge problem.
Strongly Agree	It's something that was not a problem growing up here, but now I encounter it almost daily, I've even witnessed dedicating in public on a busy street during daylight in sight of school children (Mulberry)
Strongly Agree	its tragic
Strongly Agree	I've seen more homeless than ever before, and many appear to be under the influence.
Strongly Agree	Large number is visible on the streets.
Strongly Agree	Many appear to be mentally ill and unstable.
Strongly Agree	MANY ARE DRUG USERS THAT NEED TO ACQUIRE DRUGS BY STEALING FROM OUR CARS AND HOMES AND BUYING FROM LOCAL DEALERS THATS WHY!!!
Strongly Agree	Many of these folks were incarcerated but let out due to prop 47,57 and AB109. Crime goes up and every city around Whittier pushes the homeless here. Uptown Whittier take a bulk and is no longer safe. Why would anyone want to go to Uptown if they feel unsafe there. Less public goes there, less revenue so let's do the math.
Strongly Agree	mental issues, drug and alcohol issues, won't go to First Day! Stop churches giving away food and clothes "when helping hurts!" Funnel into First Day!
Strongly Agree	More people pushing carts with their belongings. A recent trip from my house to the 605 with out of town relatives we observed many homeless people. Some with obvious mental health issues. This made me feel uncomfortable knowing I should feel proud of my hometown city instead of trying to explain the things that were seen.
Strongly Agree	Most of the homeless I have encountered are near/at schools or parks
Strongly Agree	most of the homless people i see near my home are on drugs or you can tell they have been drinking all day. i have personally seen homless people stealing. its just not good.
Strongly Agree	Most transients are harmless, but I have experienced harassment from them on multiple occasions.
Strongly Agree	My friend can't stay in uptown to long b/c her mom is paranoid about homelessness. A homeless lady swore at my boyfriend.
Strongly Agree	New species of homeless. No longer mostly down on luck people, but mostly drug addicts and theives now. Not as harmless as in the past.
Strongly Agree	no one should be homeless
Strongly Agree	no one should be homeless.
Strongly Agree	Once a year council is not enough. Parks are not being used as much b/c of tendency for camping.
Strongly Agree	One pay check away from being homeless with the rent we pay in uptown Whittier!
Strongly Agree	overwhelming number
Strongly Agree	Part of not feeling safe, how is city addressing it?
Strongly Agree	See too many homeless in Whittier, number is growing
Strongly Agree	several areas of uptown whittier frequently experience squatting and pan-handling
Strongly Agree	Sheer numbers and conditions - this is a critical situation
Strongly Agree	Should be homeless shelters to address this problem
Strongly Agree	Silly question. They are there
Strongly Agree	Take a walk on any Blvd especially in uptown and near the parks, you can find a skid row environment
Strongly Agree	The criminal element; the black eye to our community created by street people
Strongly Agree	The freeway, major streets and parks all have people living there. Things are getting dirty and I tend to avoid some places because of the number of homeless
Strongly Agree	The homeless are getting too spread out in the community.
Strongly Agree	The homeless around my area are young drug addicts that are causing trouble and breaking into houses and cars

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Strongly Agree	The homeless people don't bother me as much as the fact that no one does anything to help. We are all human. There should be NO ONE living on the street.
Strongly Agree	The homeless population has definitely increased
Strongly Agree	The homeless population, in part, uses the resources (police, etc.) of the city without supporting those resources and gives the city an unsafe feel to those visitng Whittier as well as those living in the Uptown area.
Strongly Agree	The homeless situation adds to the safety concerns and cleanliness issues.
Strongly Agree	The homless are begging money or food
Strongly Agree	The increase of drug addicts and homeless is disturbing to the point my family and I might move out of Whittier
Strongly Agree	the increasing numbers
Strongly Agree	The large amount of homeless make me feel unsafe in my communtiy
Strongly Agree	The more we help, the more we have.
Strongly Agree	There are A LOT of homeless people on the streets of whittier
Strongly Agree	there are at least 10 homeless people within my neighborhood that I often see, I do not see any public services reach out to these people, or any establishment addressing this.
Strongly Agree	There are homeless on every corner. They are in whittier because they are not pushed off.
Strongly Agree	There are homeless people everywhere in whittier
Strongly Agree	There are so many visible signs of homelessness -- where can the homeless be housed?
Strongly Agree	There are too many homeless and it is extremely sad
Strongly Agree	There are too many living on the street that results in human waste on the streets which is unsanitary. There's danger for residents because people are getting robbed. Businesses are getting broken into. Dogs are getting stolen to. Our city is getting tagged all over the place. I see it everyday myself. I call police but what can they do if the criminals are not caught in the act. There are bikes all over our alley in pieces. I see them dismantle possibly stolen bikes.
Strongly Agree	there everwhere
Strongly Agree	There have been a lot of homeless people spending time in busy shopping g areas
Strongly Agree	There is a lot and they leave their trash. The city looks dirty and unkempt.
Strongly Agree	There is been an explosion in recent years.
Strongly Agree	There is both the sadness of their plight and the property damage/defication/urination/trash/tagging. We had to "lock down" water faucets because homeless bathed and left water running, shut down all external electrical outlets to discourage people for coming to charge phones/sleep overnight, add dozens of cameras and expensive security to keep people from breaking in to gates, etc.
Strongly Agree	There seem to be a lot of folks who are camping out, but uninterested in being connected to services. That's a problem.
Strongly Agree	There seem to be more and more people who are living on the streets
Strongly Agree	There's homeless people every where, at schools we have what we refer to as "the homeless lady".
Strongly Agree	They are altering life for the good citizens of Whittier.
Strongly Agree	They are everywhere now and entering our neighborhoods breaking into cars and homes and stealing things. Creates an unsafe feeling for the city that we live in
Strongly Agree	They are flocking to our city because churches & other organizations are enablers.
Strongly Agree	They are getting more brazen, sleeping in alleys and between homes&businesses. Sanitation is a great concern.
Strongly Agree	they are on every corner
Strongly Agree	They are stealing, breaking into homes and cars, they are sometimes combative, defacatingon the streets, old RVs with homeless park all over the city, etc.
Strongly Agree	they are taking over all areas
Strongly Agree	They are the cause to the increase in crime! Larceny, petty theft, hazard waste, harassment of private citizens, & high drug offenders.
Strongly Agree	They bring crime, health hazards (poor hygiene, needles), expose our children to an unsafe urban environment. We came here to live in the suburbs, not skid row.
Strongly Agree	They bring down the quality of life for everyone
Strongly Agree	They make me feel unsafe
Strongly Agree	They r increasing by numbers
Strongly Agree	They seem to be angry and aggressive and don't seem to even be from this city. They came here for the meals they get from churches etc.
Strongly Agree	They seem to be everywhere
Strongly Agree	Too many. It is a public health and safety issue.

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Strongly Agree	Uptown Whittier is full of homeless people who need help
Strongly Agree	Very concerning! They steal, break in to properties and damage other peoples property
Strongly Agree	Way too many homeless throughout ALL of Whittier.
Strongly Agree	We are making great strides with families. Individuals & the mentally ill are what has become the face of Whittier's homeless. It becomes a catch 22 situaion. My husband was out on the Greenway Trail and he was approached by a guy, bags in hand, asking where the place was that feeds the homeless. He had heard about St. Mathias and was heading there from out of town. He actually said the word was out among the homeless that Whittier will take careof you.
Strongly Agree	We can't go to our parks anymore.
Strongly Agree	We have had homeless people bathing in our facilities. At least 2 or 3 homeless in the vecinity daily
Strongly Agree	We keep getting more homeless people, but it doesn't seem that we're addressing the root causes of the problem.
Strongly Agree	We need to figure out how to get them into housing or to get mental illnesses treated
Strongly Agree	We should help to provide solutions to homelessness
Strongly Agree	What services are available for the homeless?
Strongly Agree	When I moved here in 2014 I didn't see a single homeless person in my area. Now they are all over. By the train tracks, behind the McDonalds in Whittier blvd, in the alley.
Strongly Agree	While my heart aches for homeless and addicts who often loiter in Whittier's public spaces, I do not feel safe spending time at said places with my toddler. I will not risk our safety to spend time at parks or on the trail.
Strongly Agree	Whittier has a higher homeless population that any of its surrounding cities and the city does nothing to help it. how about instead of building more houses and more condos, FIX THE HOMELESS PROBLEM
Strongly Agree	Whittier is becoming a magnet for homeless, compared to neighboring cities. Significant increase in last 10 -20 years
Strongly Agree	Whittier just puts lipstick on a pig when it comes to this issue. When will the council have the guts to pledge to end homelessness and create enough housing for us all?
Strongly Agree	Whom ever is helping them should demand/require something in return. (I.e. Attend counseling, mental health appointments, job training, rehab) don't just feed & clothe them - more will come.
Strongly Agree	Why aren't we taking better care of our own? It's more of a general statement across the USA, but it definitely impacts Whittier.
Strongly Agree	Why: First, I have compassion. Second, housing costs are rising at an alarming rate, so poorer families/ individuals are being pushed to the streets. The elderly are impacted severely. Third, with homelessness rising, drug use, theft crimes, and violent crimes all increase.
Strongly Agree	Yes, the population has increased dramatically. It's alarming to say the least.
Strongly Agree	You can see it everywhere and the streets have the trash to show it
Strongly Agree	You cannot enjoy uptown after dark w/out a fear of being jumped.
Agree	Because I don't want them in my neighborhood
Agree	Because it makes me feel less safe. More homeless seems to create more crime
Agree	Because of there negative impact on public safery
Agree	Besides the druggies/homeless, seems more elderly are homeless
Agree	Better mental health/ drug treatment services need to be funded.
Agree	During runs, I will see at least one person sleeping on the sidewalk. My average runs are about 50 miles per week. It may not be Irvine, but incremental improvement is possible.
Agree	For a place like Whittier I think there are too many homeless people. They need help.
Agree	Have had a couple encounters with homeless people's threatening behavior.
Agree	Homeless camps on Whittier Blvd need to be felt with.
Agree	Homelessness everywhere is concerning
Agree	Homelessness is a problem in the United States.
Agree	Homelessness is ALWAYS concerning to me regardless of the numbers.
Agree	Homelessness is always concerning, especially when a considerable amount of Whittier residents enjoy, comparatively speaking, such lavish existences. Families who send their children to Pioneer should enjoy the same benefits, economic/housing security as those who send their children to La Serna.
Agree	how does one balance compassion w/ practicality
Agree	I don't think it is Whittier. I see more homeless everywhere.
Agree	I feel like there are more and more homeless people on the street. Something must be done to help those people.

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Agree	I feel that the homeless population is increasing.
Agree	I feel that there are a lot of homeless people in the uptown area but I also feel that they are there because of the safety of the neighborhood. I am not certain how to tackle this issue.
Agree	I know of one halfway in Whittier but my local parks are frequented by transients
Agree	I observe more homeless encampments. With all of the Churches and institutions we should be able to provide some type of shelters.
Agree	I see these homeless camps along Whittier Blvd. between Philadelphia and five points. They look unsightly and detract from the greenbelt in that area.
Agree	I should not have to spend half my money feeding homeless people every time I go into Uptown. The homeless are ignored and disrespected.
Agree	I think there are too many people who aren't getting the helping hand they neec
Agree	I think we need to provide shelter for them from the elements and over night. At these locations we should also provide resources to assist with health issues and opportunities to better their situation. We should provide food and water.
Agree	I wish every person had a safe place to sleep.
Agree	In uptown alone nearly every store has at least one homeless person who goes to either ask for money or hang around in the store
Agree	Increased numbers and creating an unsafe feeling Uptown.
Agree	Inevitably there is health, safety, and esthetic cost.
Agree	It brings in crime and drugs, makes the city dirty. I moved from NOHO because of this
Agree	It makes the neighborhood look trashy and feel unsafe.
Agree	It would be nice to see Whittier offer affordable housing.
Agree	It's a regional issue, that needs local action. You can't just move them out. Get parts of the HHH funds
Agree	It's been going up and I don't see a lot of help for them
Agree	It's especially disturbing and sad to see homeless veterans and also the mentally ill. They need much more help.
Agree	It's tragic to see people suffering.
Agree	I've seen in increase after living in Whittier for more than 20 yrs.
Agree	I've seen worse in other cities but, we do have issues
Agree	More effort must be put into managing the homeless population (such as places like First Day)and partnering with LA County efforts to create pathways of hope in partnership with public agencies, including police, fire and hospitals.
Agree	mostly noticed in uptown sleeping in the alleys and sidewalks.
Agree	need to address the problem
Agree	need to find more solutions
Agree	no one should be homeless, but I also don't see many homeless (compared to Los Angeles)
Agree	People need help and they need permanet, supportive housing.
Agree	people who are truley needy, need guidence
Agree	Robberies and Sifting Peoples Garbage
Agree	The homeless flock to the industrial parts of Whittier and the Greenway trail
Agree	The homeless population seem to be concentrated in one area. It is unfair to the residents of District 1 to bare the brunt of this burden.
Agree	There are a lot more homeless now.
Agree	There are a lot of homeless people. It's sad.
Agree	There is alot especially in Uptown. It makes me feel a bit unsafe.
Agree	There seems to be more homeless here each year
Agree	They are aggressive
Agree	they intrude on my personal space.
Agree	They're everywhere, it's sad for them, and unsafe and unfair for the residents.
Agree	When homeless people occupy a space like Uptown Whittier on Greenleaf or our local parks like Central Park it displaces potential customers or people who just want to enjoy the parks.
Agree	Whittier is seeing an increase in homelessness & east whittier especially w/ the lack of police patrols.
Agree	you can see the homelessness as soon as you go to uptown
Neither Agree nor Disagree	Everyone has to be somewhere
Neither Agree nor Disagree	Homelessness concerns me, but get to the core of why people are homeless. Mental illness? Addicts? Loss of job? It's not like my neighbor is now homeless. There are homeless ppl, yes, but I shouldnt have to give up taking my kids to the park because there's a bunch of homeless ppl smoking pot, being rude, etc., in the park!

All respondent write-in responses to Q14: 'To what extent do you agree with the following	
Neither Agree nor Disagree	Homelessness is always going to be a problem, Whittier is not as bad as LA with homelessness
Neither Agree nor Disagree	Homelessness is happening everywhere. Whittier isn't as bad as Anaheim, per se.
Neither Agree nor Disagree	I don't know #.
Neither Agree nor Disagree	I have't seen many outside of centeral park.
Neither Agree nor Disagree	I'm not very educated in the homeless situation in Whittier.
Neither Agree nor Disagree	Its not as bad as other cities!
Neither Agree nor Disagree	it's not illegal to be homeless. they are here b/c it's safe and clean for them
Neither Agree nor Disagree	It's not just Whittier
Neither Agree nor Disagree	Local organizations need to stop feeding the homeless
Neither Agree nor Disagree	That is true of parts of Whittier but not others
Neither Agree nor Disagree	We seem better off than MANY places in southern california
Neither Agree nor Disagree	What is the city doing to provide more services for the homeless?
Disagree	I don't see very many
Disagree	not that many homeless people. unfortunetly homeless is an issue everywhere.
Disagree	There are some, but not that bad, especially to rest of LA
Strongly Disagree	Homeless just bring more crime to the city
Strongly Disagree	I cannot go anywhere in town without witnessing this
Strongly Disagree	It is bring down the neighborhood and bring up the crime rates
Strongly Disagree	It’s growing. Not decreasing or staying the same.
Strongly Disagree	It's always been about the same amount.
Strongly Disagree	I've seen people struggle to pay rent in Whittier and have to move out of a place they lived in for 10 years. Rent is increasing every year.
Strongly Disagree	The housing is getting very expensive. I see a lot of elderly people on the street. It is very shameful that we do not help them. A lot need drug treatment.
Strongly Disagree	The number is growing, we need a solution.
Strongly Disagree	They need a place to go for assistance.
Strongly Disagree	Too many especially in uptown where I feel lit creates to a non family environment
Strongly Disagree	when going to parks, it is a concern for our children. also the welbeing of the homeless and being able to meet their needs.

All respondent write-in responses to Q15: 'To what extent do you agree with	
Response*	**Why or Why Not?**
***Only includes answers that answered the question "Why or Why Not"**	
Strongly Agree	more than enough
Strongly Agree	As long as established neighborhoods are maintained the statement is true.
Strongly Agree	House prices in Whittier are relatively low compared to housing in Orange County and cities with similar high ranking public schools. Living in Whittier should be seen as a privilege
Strongly Agree	I am a landlord & keep my rents low.
Strongly Agree	Need to stop building new housing, city is getting too crowded
Strongly Agree	opening up apts for families with low income.
Strongly Agree	Remember, there is no need to boost population here unless it's all about making money like property tax for the city. That way of thinking lowers the city expectation from its own
Strongly Agree	Rent has gotten out of control post Recession.
Strongly Agree	Stop allowing multiple housing units(apartments) and allow single family housing. Seems like every
Strongly Agree	There are more than enough affordable housing options and senior care.
Strongly Agree	There is enough housing and it's just going to be harder to get around in the city
Strongly Agree	There is less land to build on and provide adequate parking.
Strongly Agree	There is more than enough. BESIDES, WHITTIER CAN NEVER PROVIDE ENOUGH HOUSING. BESIDES, WITH A LIMITED SUPPLY OF HOUSING, PROPERTY VALUES WILL RISE AND WHITTIER WILL GET
Strongly Agree	There were nearly 20 housing projects in progress as of a year ago,. That is too much. Density of
Strongly Agree	We are developing too much housing in my opinion. Develop something that will bring people here for a function, then let them return home. Too many developments on Whittier Blvd.
Strongly Agree	We have to many affordable housing options now.
Strongly Agree	when more and more humans are squeezed into a city, quality of life declines
Strongly Agree	Whittier has a large Senior Citizen Community and once you need assisted living or full care, it is so
Strongly Agree	Whittier is more reasonably priced than other areas where we have recently checked.
Agree	We don't need more affordable housing, in fact the higher the rent, The lower incidences of crime
Agree	City is too crowded for section 8/ affordable housing!
Agree	haven't noticed a problem
Agree	Homeless shelters
Agree	I am sure more affordable houseing for all groups (young families as well as seniors)
Agree	I feel that there are many apartments and rentals.
Agree	I see more housing opportunities in Whittier.
Agree	I think that Whittier needs to keep housing at competitive prices, yet not so low the property values
Agree	I'm a realtor - I see a very wide price range in our city.
Agree	In fact we don't need more apartments.
Agree	it seems as though there are enough
Agree	It seems there are lots of new housing units.
Agree	No where in LA county is affordable unless you want to live in Bell Gardens
Agree	Not enough parking
Agree	Southern CA is just one of the priciest places to live in general.
Agree	There are affordable options in Whittier.
Agree	There are more than necessary low end housing facilities in southwest Whittier.
Agree	There is housing at all So. California price levels
Agree	We don’t need more affordable housing. We need more Police.
Agree	Whittier need not become a haven for the "disadvantaged." Down that road lies decay.
Neither Agree nor Disagree	"Affortable Housing" needs to STOP.
Neither Agree nor Disagree	Affordable housing is what's going to destroy Whittier

All respondent write-in responses to Q15: 'To what extent do you agree with	
Neither Agree nor Disagree	Affordable senior housing is important. More rental properties devalue my property. Renters can up and leave when a neighborhood gets bad, homeowners ...not so easy to uproot. I believe every person who lives in a city should be heard, however, a homeowners voice should carry more weight since we've more invested in the city. More commitment to the city.
Neither Agree nor Disagree	Agree that there is adequate, but not necessarily affordable to everyone. Its either really expensive or reserved for low income, which not everybody is. There is little middle-income housing.
Neither Agree nor Disagree	City needs to stop building motels and apartments. There is no appeal anymore it looks over crowded and is starting to look tacky
Neither Agree nor Disagree	Depends on the neighborhood
Neither Agree nor Disagree	Do not know enough to make informed decision.
Neither Agree nor Disagree	Don’t know the stats or numbers to comment
Neither Agree nor Disagree	Everything could always be cheaper. More low-end condos needed
Neither Agree nor Disagree	I am a college student living on campus currently, I have not looked at this yet
Neither Agree nor Disagree	I am not familiar with the senior life in Whittier
Neither Agree nor Disagree	I am uninformed on this issue, but I hope there is adequete & affordable housing for seniors in whittier.
Neither Agree nor Disagree	I do not have enough knowledge to have an opinion. I'm 59 so I hope that there is.
Neither Agree nor Disagree	I don’t have information to render an opinion.
Neither Agree nor Disagree	I don't know
Neither Agree nor Disagree	I don't know
Neither Agree nor Disagree	I don't know about housing options so I can't say
Neither Agree nor Disagree	I don't know anything other than what I pay, so not sure.
Neither Agree nor Disagree	I don't know but many homeless are older people who don't look like drug users.
Neither Agree nor Disagree	I dont know enough about this issue
Neither Agree nor Disagree	I don't know the answer to this.
Neither Agree nor Disagree	I don't know the prices as I don't live here. Poor question.
Neither Agree nor Disagree	I don't know the situation well enough.
Neither Agree nor Disagree	I don't know what my opprtunities are for seniors
Neither Agree nor Disagree	I don't live in Whittier, so I don't know. There seem to be plenty of retirement/assisted-living places.

All respondent write-in responses to Q15: 'To what extent do you agree with	
Neither Agree nor Disagree	I don't think it's anymore difficult than other comparable cities
Neither Agree nor Disagree	I don't think that rental prices are very affordable but I think that is a statewide issue. I own my house ,and am therefore, unaffected
Neither Agree nor Disagree	I have no idea what options are available
Neither Agree nor Disagree	I have not had any reason to look into housing options for a few years now, so I am not familiar with the current situation.
Neither Agree nor Disagree	I have not looked into it.
Neither Agree nor Disagree	i havent noticed a difference
Neither Agree nor Disagree	I honestly don't know.
Neither Agree nor Disagree	I just don’t know but affordable housing is not the problem with this homeless population
Neither Agree nor Disagree	I think the problem is the high cost of real estate in general. California is one of the highest cost of living states in the country. It is also one of the states with the highest taxes in the country. This has got to change, or we're going to drive more and more people out.
Neither Agree nor Disagree	It could be better
Neither Agree nor Disagree	It’s expensive here
Neither Agree nor Disagree	It's average
Neither Agree nor Disagree	Like the rest of SoCal, folks are getting priced out of Whittier or are offered housing in apartments that have been allowed to decline by their landlords.
Neither Agree nor Disagree	Middle income is not enough stuck in the lower middle class
Neither Agree nor Disagree	need more senior townhouses
Neither Agree nor Disagree	not enough info to form an opinion.
Neither Agree nor Disagree	Not in the market to rent
Neither Agree nor Disagree	Not my problem
Neither Agree nor Disagree	Not sure, I am uninformed about that.
Neither Agree nor Disagree	People can afford rent if they work a normal amount
Neither Agree nor Disagree	real estate up in all cities
Neither Agree nor Disagree	Seems the overabundance is creating issues with property values
Neither Agree nor Disagree	Seems to be average
Neither Agree nor Disagree	Senior housing for one who need help or need limited help like Leisure World in non existent

All respondent write-in responses to Q15: 'To what extent do you agree with	
Neither Agree nor Disagree	Some are pretty pricey and others are okay.
Neither Agree nor Disagree	The “homeless” that are doing drugs actually refuse to stay in the shelters because they CAN’T DO DRUGS IN THE SHELTERS. That’s why they opt to spend night on the streets. They WILL GO GET FOOD at shelters- but they won’t stay there.
Neither Agree nor Disagree	there are a varying degree of prices concerning housing.
Neither Agree nor Disagree	There is certainly adequate housing. Affordability is not something I am knowlegable about. My concern is lower income housing that ends up cramming multiple families into small spaces. It’s a health risk.
Neither Agree nor Disagree	Too many absentee landlords. Renters causing problems and not taking care of property
Neither Agree nor Disagree	We never qualified for affordable housing, so this is not applicable to us.
Neither Agree nor Disagree	Whittier is a great place to live and thus, is going to be more expensive than other surrounding cities. Gentrification is good and bad. In my opinion, those who have lived in Whittier for generations likely pay much less than I do as a newer property owner, however, I chose to live here based on the amenities the city offers and the safety provided by the police and fire departments. I don’t mind paying a little more to live in this great city.
Neither Agree nor Disagree	Whittier is not immune to the skyrocketing costs of housing, though we are better so far than many in the LA and Orange County areas.
Disagree	500K for a townhome. That’s. Not very affordable for the elderly
Disagree	Affordable housing is almost nonexistent
Disagree	Affordable housing is hard to find.
Disagree	Because there simply isn't If there is affordable housing then it's in the areas that the city tends to ignore and label it as "the wrong part of town"
Disagree	Buying into houses is impossible
Disagree	California has an expensive housing market and its very hard for people to find affordable housing that is safe.
Disagree	condos selling for 600 plus are not affordable
Disagree	Cost limitations based on income
Disagree	Decent housing for families is getting harder to find
Disagree	Do not know of any affordable housing in Whittier
Disagree	Even when they're supposed to be affordable, they're not.
Disagree	Everything affordable is over by South Whittier. I've been looking for an affordable apartment to live in in east whittier and I can't find anything below 1,200 a month.
Disagree	Generally in CA, housing is over-priced and lacking.
Disagree	greedy landlords have forced up rents
Disagree	High cost
Disagree	High cost unable to find adequate home if the fina. is non sufficent.
Disagree	Home prices are not affordable for the typical senior or young family
Disagree	Houseing is expensive, and we could use more variety of housing options.
Disagree	Housing in general in the entire state of California is expensive for many people
Disagree	Housing is a nightmare everywhere, not just Whittier.
Disagree	Housing is expensive
Disagree	housing is not affordable anywhere in southern california
Disagree	Housing prices are climbing so fast!

All respondent write-in responses to Q15: 'To what extent do you agree with	
Disagree	I believe this ties in with previous questions about the safety issue. The value of homes are relatively high compared against the cleanliness and perceived safety issue in town. The market in Whittier is VERY unattractive to a young family just getting started.
Disagree	I cannot afford it---in a 35k salary
Disagree	I have checked and things are over priced
Disagree	I know many seniors and people with low incomes that want to live in uptown -- as it is central to everything - but can't afford teh ridiculous rents
Disagree	I know this is a problem especially for seniors.
Disagree	I myself am in college and I am currently living with my family because I can not afford rent on my own, and my parents are having trouble supporting us and keeping up with rent.
Disagree	I pay a high rent
Disagree	I personally know of families struggling and some homeless people.
Disagree	I read the papers. I see the people
Disagree	I won’t ever be able to own in Whittier
Disagree	I'm a low income father, 22, and I would love to remain in Whittier
Disagree	Impossible to afford basic housing on minimum wage
Disagree	Inorder to stay in Whittier as a senior, you must be well heeled or have family to join with. I had hoped that some of this new housing would be affordable senior housing.
Disagree	It is almost impossible for young couples to buy or even rent in the city!
Disagree	most of the rent are expensive
Disagree	My aunt has been trying to move to Whittier for the past three years with her 3 children and wait list is so long and apartments are too expensive.
Disagree	my family and I have had to look outside of whittier while house shopping b/c we can't afford it here.
Disagree	Need for more affordable housing for young families.
Disagree	Need more affordable housing opportunities and better rent control
Disagree	Need more options and family housing. There is a housing shortage throughout LA County . Whittier is more afordable than other cities but we need more housing for our residents.
Disagree	not affordable
Disagree	NOT enough available
Disagree	Not for seniors. You're catering to multi family housing, and building it on the Blvd along with the dealership rebuilding is overwhelming the East. What about our quality of life?
Disagree	One bedroom apartments, upstairs, start at 1,200
Disagree	Prices of houses in the Whittier area are far above the average family can afford
Disagree	Real estate is generally very expensive in L.A...including Whittier
Disagree	Rent and prices are high, availability low in safe areas
Disagree	Rent everywhere in a LA county is too expensive. I make $68k a year but I'm single so living on my own would be difficult/tight. I therefore choose to live st home with my mom to make things a bit esiser for both of us. You really need to have dual income and be married if you want a shot at paying housing. For us single people it's too much of a burden.
Disagree	Rent has gone up in the last 5 years
Disagree	Rent is vey high on whittier
Disagree	Rent is was to expensive

All respondent write-in responses to Q15: 'To what extent do you agree with	
Disagree	Renting prices are comparable to many "hot" neighborhoods in LA. There seem to be plenty of senior house facilities, but I cannot speak to the affordability (I just don't know). New homes tend to be on the high end of affordability--but this seems to be widespread across Southern CA.
Disagree	Rents and housing prices are very high
Disagree	Rents are outrages, apartments are getting to be slums
Disagree	Senior housing is neglected
Disagree	The market seems to be climbing.
Disagree	The overcrowding is evident. The lackof senior housing is evident and should be addressed . Young families find homes in Whittier unaffordable. This is not unique to our city, but is part of the So California issue.
Disagree	The price of housing is expensive compared to the average wage.
Disagree	There are a lot of homeless people in Whittier
Disagree	There are barely affordable options for living as a single person or couple, let alone for a family.
Disagree	There are many empty lots in residential neighborhoods that are vacant and if developed could help with the housing crisis
Disagree	There are not enough senior communities
Disagree	There aren't.
Disagree	there needs to be an increase in housing market to get the right kind of people in community
Disagree	They aren't enough in SoCal
Disagree	Things are so expensive in California.
Disagree	To own a home in Whittier is cost prohibitive for most families in the current market.
Disagree	Way to many apartments costing $1200 a month and up!
Disagree	We live in a nice area in California. It is expensive.
Disagree	We need a "Morningside of Fullerton" kind of option and lower rent options
Disagree	We need more quality affordable housing
Disagree	What you define as "affordable" might be different for someone else.
Disagree	whats with monstrosity by east whittier middle school?
Disagree	Whittier has historically done a poor job in zoning. We need more dense housing in uptown and a decent distribution of affordable places.
Disagree	Whittier is expensive. Period.
Disagree	Whittier is extremely expensive and it's difficult to plan to stay here long-term with a young family.
Disagree	Whittier is getting quite expensive to live in, rents going up and limited options for smaller units/homes
Disagree	Whittier is more affordable than other highly desirable communities, but it's still becoming out of reach for an underemployed, badly paid populace. Things are seriously out of whack everywhere. Maybe we can lead in this regard.
Strongly Disagree	Because i see homeless people everywhere in whittier
Strongly Disagree	cost of living here is insane and untenable relative to median incomes
Strongly Disagree	expensive, not enough studio, 1 bedroom, 2 bedroom homes
Strongly Disagree	have you seen the homeless.. just look behind any bush.
Strongly Disagree	Houses need to be cheaper. Unaffordable. They are older homes that shouldnt be expensive.

All respondent write-in responses to Q15: 'To what extent do you agree with	
Strongly Disagree	Housing is definitely not affordable, especially for families needing multi-bedroom homes or even for seniors needing single-bedroom homes
Strongly Disagree	Housing is expensive
Strongly Disagree	Housing is out of control with affordably, BUT that is not a Whittier problem, it is a California problem.
Strongly Disagree	Housing is overpriced making it very difficult for first time buyers to aggies a home here. Rent is also out of reach for many.
Strongly Disagree	Housing prices are too damn high
Strongly Disagree	I had to move out of Whittier because I couldn't afford my studio anymore. I had to move to Long Beach and commute to work in Whittier every day.
Strongly Disagree	I have been looking for a small, one story home in Whittier for months, still looking. As a senior I would love a condo, but all are multiple story. I have lived here 47 years and would to stay, but it's not looking good at this point.
Strongly Disagree	I think the homelessness problem is evidence to that
Strongly Disagree	It is extremely expensive to live in Whittier for families, we are already priced out of our neighborhood and its a small 2 bedroom now worth 450k. The houses are not even being kept up and are averaging 500-600k below Whittier Blvd.
Strongly Disagree	It seems that Whittier has invested in New housing complexes in the last few years. However, building overpriced townhomes and upscale apartments is hardly creating affordable housing.
Strongly Disagree	Lack of unique housing. Also, the housing available is far too different and fragmented in pricing
Strongly Disagree	Lots of housing but not affordable.
Strongly Disagree	Nowhere in this county has affordable prices
Strongly Disagree	Onsocial security no-one can afford a home in the area.
Strongly Disagree	Our newer developments are at the luxury level and too congested.
Strongly Disagree	Prices to buy a home are out of reach. Renting is expensive too. Housing in Whittier is too expensive.
Strongly Disagree	Rent is $2200-3200/mo. How is that affordable, especially for single parents and seniors.
Strongly Disagree	Rent is ridiculously expensive.
Strongly Disagree	Rentals are way too expensive.
Strongly Disagree	Rents are outrageous
Strongly Disagree	Rents are outrageous right now
Strongly Disagree	Rents are skyrocketing here
Strongly Disagree	rents are skyrocketing. I pay 50 per cent of my income to rent.

All respondent write-in responses to Q15: 'To what extent do you agree with	
Strongly Disagree	Rents just keep going up, while salaries do not. Seniors especially feel the pinch.
Strongly Disagree	Rents was expensive and it is getting even more pricey. I would love to buy, but it seems out of my range
Strongly Disagree	Senior housing at affordable price would be great.
Strongly Disagree	The costs are unreasonable high for even min wage families and older couples on ss
Strongly Disagree	The Council lacks the guts to do anything but approve luxury developments.
Strongly Disagree	There are not quality senior housing other than Oakmont. Our resources are leaving Whittier because there are no high end senior projects.
Strongly Disagree	There is not adequate housing anywhere in So. Cal. rents are too high. Buying is barely an option anymore.
Strongly Disagree	There will never be "enough". the more you raise the taxes, the higher it will be to to rent or own a house.
Strongly Disagree	there's not enough housing
Strongly Disagree	We don't have senior affordable housing. Mother moved out of city after 25 years because housing is too expensive.
Strongly Disagree	We have limited high quality senior housing.
Strongly Disagree	We need transitional care facilities for seniors. The current facilities are nice, but we need somewhere in town that supports memory care and hospice.
Strongly Disagree	yeah right?
None	I don't know
None	I don't know
None	not sure
None	Tur lower the rent, the less desirable citizens stay! It's just that simple.

Envision Whittier Commissioners/Public Workshop: Options for Our Future September 5, 2018 Summary

Overview

The City of Whittier held the Envision Whittier Commissioners/Public Workshop: Options for Our Future the evening September 5, 2018 from 5:30 – 8:30 p.m. Sixty-three people attended the workshop: 43 members of the public and 20 members of five Whittier Commissions/Boards, which included:

- Planning Commission
- Historic Resources Commission
- Parks, Recreation and Community Services Commission
- Parking & Transportation Commission
- Design Review Board

As the workshop was considered a Special Joint Commission Study Session, it included an official agenda, Commission roll call, and public comment period.

The workshop was advertised through the Envision Whittier website, social media accounts (Facebook, Instagram, and Twitter), flyers, and the City's standard protocol for public noticing. Partners of the community, including local community and business groups, promoted the event to their members.

The workshop's purpose was to recommend General Plan elements policy framework and issues.

Participants discuss their opinions on Whittier's future land use and transportation opportunities (left) and the Envision Whittier guiding principles (right).

The workshop consisted of three parts: a presentation, public comment period, and breakout group activities (see Appendix A for the workshop agenda):

1. **Presentation**: Conal McNamara, City of Whittier Community Development Director, welcomed participants and introduced the General Plan consultant, Laura Stetson, MIG, who presented three topics (see Appendix C for the presentation content):

    - *General Plan Update Process:* Where the City is in the process of updating its Plan
    - *Today's Workshop:* Purpose of today's workshop, an introduction to the General Plan elements, and sample General Plan goals and policies
    - *Breakout Activities:* An introduction to each Commission/Board's discussion themes and activity schedule. Participants were also instructed to provide written comments on the General Plan Update Guiding Principles printout (see Appendix B).

2. **Public Comment Period:** Each member of the public was provided three minutes to present comments relating to the General Plan Update. The speakers also suggested topics that they thought the Commissions/Board should address during their breakout discussions. The public also had an opportunity to submit written comments. See Appendix E for public comments recorded during the Public Comment Period.

3. **Breakout Activities:** Following the public comment period, each Commission/Board participated in a facilitated discussion to develop a policy framework for the General Plan element that most applies to them (see diagram below for the topics each Commission/Board discussed). Appendix F and G includes the existing condition poster boards and workboards provided to each Commission. Appendix H includes the questions discussed by each Commission/Board. The public was invited to either listen to the Commission/Board discussions or to participate in a facilitated discussion of their own.

Prior to the workshop, the City provided the Commissions/Board with a "homework" document summarizing analysis conducted for each topic/General Plan element, sample goals and policies relating to those topics, and questions for each Commissioner to consider before the workshop. See Appendix D for these "homework" documents.

This document records oral and written public comments provided during the workshop and ideas generated during the breakout activities (organized by Commission/Board and the general public group).

Public Comment Period

Public comments provided during the first half hour of the Workshop are recorded below. The comments are sorted by topic addressed. See Appendix E for the wallgraphic notes taken of these public comments.

Public Outreach Process

- Public discussion, thus far, in the General Plan Update process has been overly structured; more open public discussion is needed
- General Plan Update should be a bottom-up process, as the public is the City's greatest asset. Commissioners should try to consider topics outside of their realm of expertise, as every topic is interrelated
- Historic resource comments not provided to Historic Resource Commission ahead of time
- City should integrate community organizations into the update process

Sustainability

- Address sustainability in the General Plan Update. Suggested goals for three Commissions include:
    - Reduce fossil fuel use and link together green spaces (Planning Commission)
    - Reduce Whittier's carbon footprint both in building design, landscape design, and the provision of energy for carbon-free transportation (Design Review Board)
    - Work toward a carbon-free transportation system in all modes (Parking and Transportation Commission)
- Provide electric vehicle charging stations

Whittier Natural Resources and Parks

- Develop an urban forest management plan, apply for grants, and participate in urban forest management training
- Develop community gardens
- Ban oil drilling
- Provide more parks in southern part of Whittier (south of Whittier Boulevard and Lambert Road). Provide more open space and soccer/baseball fields
- Plant more trees to replace those recently removed
- Make integrated play spaces for children in passive parks

Active Transportation

- Manage curbside use to accommodate ride share
- Consider bringing bicycle share to Whittier
- Consider more traffic calming

Safety

- Incorporate Crime Prevention through Environmental Design (CPTED) into design
- Address concerns surrounding homelessness and people partying in public spaces (i.e., at the Train Depot)

Misc.

- Make Uptown more family-friendly and integrate Whittier Senior Center participants into the area to unite community
- Encourage youth involvement and joint use of school spaces
- Include more arts (e.g., murals, decorated utility boxes) in public spaces. Involve schools in art.
- Address issue of empty storefronts along Whittier Boulevard by allowing mixed use retail with housing
- Learn about improvements along Lambert Road

Commissioner/Board Breakout Session: By Group

Each group discussion is summarized below, sorted by main topic.

Design Review Board

Key Topics of Discussion (summarized during report-out):

- Beautify alleys
  - Encourage public art
  - Connect to history/mindful of architecture, character, people
  - Create walkable connections
- Encourage adaptive reuse of retail buildings on all corridors
  - Create flexibility in parking requirements
  - Allow shared parking for residential uses
  - Incorporate sustainability (reuse existing structural buildings)
- Create an identity with gateways
  - Develop a cohesive signage system/update existing
  - Add subtle statement signage/directional signs
  - Create a drought tolerant landscape

General Discussion

District Areas

- Uptown Whittier
  - Consider ways to integrate/connect Nelles site to Whittier College (e.g., Philadelphia corridor)
  - Develop community space
- Possible Gold Line station
  - Create an arts corridor with Shannon Center (Whittier College), Whittier High, and a theatre
  - Move artisan uses and Greenway Trail connection to Philadelphia Street/Whittier Boulevard area
  - Take advantage of location potential
  - Tie into PIH campus and also residential across Whittier Boulevard
  - Tie the Greenway Trail into transit access
    - Enhance placemaking, wayfinding, and bikeway
    - Use industrial design and mirror original style
    - Connect to King Richard's Antique Vintage Center
- PIH Campus
  - Create a wellness area (e.g., Farmers Market)
  - Use Five Points as a connection to PIH, the Greenway Trail, and the future Gold Line
  - Elevate the Philadelphia Street/Whittier Boulevard as an important connection
  - Require a cohesive architectural style
  - Develop the existing the Omega Chemical Corporation Superfund site as a connection to the PIH area
- Uptown Whittier
  - Question: How did earthquake inform policies in the 1993 General Plan?
  - Question: Can the 1993 General Plan policies be useful now?
  - Develop alley beautification program (e.g., artwork that shows Whittier's history)

    - Add “hidden history” into projects/approvals
    - Maintain connections to the past
    - Consider buildings that have landmark status but are not designated
- Whittier Boulevard
    - Question: What to do with large retail centers as retail changes (with services like Amazon)?
    - Allow mixed-use options
    - Develop “village” approach
    - Encourage office uses

Public Realm

- Add amenities to streetscapes such as:
    - Benches
    - Rideshare pick-up
    - Keep amenities small and manageable to avoid overuse/too much maintenance needed
- Include “public use” open space in development projects (add to Specific Plan)
- Coordinate art in public places with rotating artists

Corridors

- Add Washington Boulevard as an important corridor/gateway
- Colima Road
    - Make more pedestrian-oriented
    - Transition using trees/landscaping to reduce speed (from Whittier to Lambert)
- Lambert Road
    - Important because of future connection directly to Gold Line
- Beverly Boulevard
    - Consider park use for difficult to develop (privately owned) properties (e.g., at I-605/Pioneer Boulevard)
- Painter Avenue
    - Include Whittier College in this discussion
    - Create a traffic circle at Philadelphia Street
    - Develop mixed-use if parking alternatives are available
    - Create options for shared parking
- Whittier Boulevard
    - Encourage other developers to make three foot dedications to public right-of-way
    - Consider historic design along Whittier Boulevard
        - Determine how to work with Caltrans
        - Incorporate design into park(s) near I-605 and Whittier Boulevard
        - Build communities
    - Determine options for adding park space
    - Allow flexible use of excess parking spaces
    - Ensure parking requirements are appropriate for future commercial development
    - Allow shared parking for residential (e.g., in churches and retail lots)

Gateways

- Create cohesive monuments

- Need obvious monument
- Existing subtle entries at east and west borders:
    - Needs to be updated
    - Add lighting for nighttime
    - Include directional signage

Parking and Transportation Commission

Key Topics of Discussion (summarized during report-out):

- Shuttle service
- Technology services (e.g., bike, scooter, ride share)
- Placemaking and Complete Streets

General Discussion

Transportation Alternatives

- Shuttle
    - Develop a shuttle in order to:
        - Serve senior citizens and retirees
        - Design for families
        - Connect future employment areas, schools, Greenway trail, and Uptown on weekdays
        - Connect Uptown parking areas, trailheads, and other destinations on weekends
    - Plan for businesses and where there are things to do (entire City, not just Uptown)
    - Extend shuttle time lines to serve early commuters/work schedule (run earlier/later)
    - Have an east/west route for the shuttle on Philadelphia St., and expand route further east to capture more residents
    - Have specific community-space oriented stops on shuttle route (e.g., Boys and Girls club and YMCA)
- Future Train Line
    - Incorporate bike storage
    - Provide rideshare options around transit stop
    - Include transit connections to shuttle route, other existing nearby lines, and emerging travel options

Complete Streets

- Plan for future technologies
    - Provide electric vehicle charging station
    - Allow scooter and bike share programs provided there is regulation, so they are not all over public streets
    - Consider a pilot program or applications, so that there are policies and agreement on role City and private companies play (storage, clean-up, removal of inoperable or improperly placed devices)
    - Provide drop off spots for Uber/Lyft/scooter/bicycle share (i.e., curbside management) and be mindful of context when considering converting parking spaces to pick-up/drop-off spaces
- Pedestrian/cyclist safety
    - Improve safety for walking/bicycle
    - Incorporate left turn-arrow signals into intersections

- Placemaking
    - Ensure sidewalks are 10 to 15 feet wide in commercial zones

Historic Resources Commission

Key Topics of Discussion (summarized during report-out):

- Foster a more encouraging environment for historic preservation by revising City processes, such as clarification (forms) and fee reduction
- Update ordinance in line with best practices:
    - Clarify criteria, including evaluating and nominating procedures
    - Update definitions and procedures
    - Historic Resources Commission has role to play
- Retain the historic resources section of the current General Plan with additional policies recommended by the Historic Resources Commission

General Discussion

- Retain historic resource section of existing General Plan with revisions
    - Define special significance to community
    - Apply best practices
- Revise fee schedule to encourage more applications
- Criteria must be clear to all
- Need to define what is contributing and non-contributing in some existing historic districts; consider catalog for easy identification
- Consider historic district for Uptown
- Consider East Whitter carefully
- Consider citywide comprehensive survey; consider using community experts to save costs
- Encourage property owner participation through streamlining, fee reduction, information access
- Promote, encourage, assist and undertake public education about history, heritage, and historic resources of the City

Planning Commission

Key Topics of Discussion (summarized during report-out):

- Encourage development to augment Greenway Trail
- Address blighted areas
- Modify parking requirements
- Allow industrial to become non-residential mixed-use (industrial condos)

General Discussion

Housing

- Bring lenders into City to help create opportunities to create new housing and rehab older housing stock to make desirable
- Create multi-generational housing
- Allow density increases with high quality design and amenities.
- Balance increased density with other site development requirements
- Don’t give up industrial properties for standalone residential

Mobility

- Create opportunities to build subterranean parking by allowing trade-off planning opportunities so City can get type of development it wants
- Create transit (and pedestrian) oriented development
- Balance mobility with planning

Open Space

- Incentivize developers to provide more green spaces

Area Specific Discussion

- PIH Area
    - Area around PIH to bring tech jobs which will help create jobs and housing
    - Create regional medical technology area to replace industrial near PIH
    - Create professional living and office space in Uptown to support PIH/medical uses.
- Whittier Boulevard
    - Take over ownership of Whittier Boulevard from Caltrans
    - Have development embrace Whittier Blvd. Buildings should be oriented to and located adjacent to street, instead of to rear of lots
    - Buffer new uses on Whittier from noise/air quality issues
- Lambert Road/Greenway Trail
    - Allow vertical mixed use along Lambert Road
    - Use Greenway Trail as an incentive for new development on Lambert Avenue
    - Encourage new development to have access/open to Greenway
    - Link the Greenway with other jurisdictions' trails
    - Capitalize on significant development opportunities along Greenway
    - Make sure Lambert Road and Greenway Trail are safe and it is safe for pedestrians/biks to access Greenway Trail
- Misc.
    - Annex unincorporated LA County areas on south side of Whittier Blvd. to create a stronger gateway and cohesive planning area
    - Design rooftops for enhanced design, gardens, and open space
    - Consider relaxing parking standards/requirements (lower number of required parking spaces, allow tandem, allow mechanical parking systems, etc.)
    - Establish an "Empowerment Zone" to increase economic development – near PIH and industrial areas
    - Allow live/work on Whittier Boulevard and Uptown
    - Figure out why current specific plans, which allow mixed use, are not working. Are the mixed use standards inhibiting development?
    - Need a clear transit hub if Goldline comes
    - Need affordable housing
    - Allow more height in Uptown
    - Add "Greenspace" overlay

Parks, Recreation and Community Services Commission

Key Topics of Discussion (summarized during report-out):

- Develop public spaces to complement Greenway Trail

- Enhance/create bicycle/pedestrian connections to amenities like shopping, trail, light rail station, etc.
- Collaborate with surrounding communities, schools, and development to have access to sports fields

General Discussion

Recreational Needs

- Build sports fields. Explore opportunities including:
    - Coordinate with neighboring cities to use their facilities (e.g., Santa Fe Springs)
        - South of York Park
        - Refurbish Whittier Adult School fields
    - Rooftop facility on parking garage in Uptown Whittier at Comstock Avenue and Hadley Street
    - Rio Hondo College/Rose Hills (unlikely as Habitat Authority wants to keep as open space)
    - Joint use agreements for use of existing fields (e.g., East Whittier Middle School/Cal High)
    - Area northeast of Ocean View Avenue

Trails

- Greenway Trail
    - Develop parklets with playgrounds along Greenway Trail
    - Take advantage of abandoned railway properties along Lambert Road/Greenway Trail
    - Try new ways to light the Greenway Trail from ground-up to prevent further vandalism
- Trail system
    - Create elevated trail system
    - Separate bicycle trails from car traffic
    - Add bridge connecting Nelles site and Philadelphia Avenue
    - Link parks via trails
    - Build elevated trail connecting future Gold Line station and Greenway Trail
    - Connect to San Gabriel River Parkway
- Shuttle trail visitors from Uptown Whittier to address parking concerns
    - Hellman Trail currently impacted by excessive parked cars/visitors (loitering, trash, defecating)

Community Centers

- Have sufficient community programming

Urban Public Space

- Add plaza near Shoe City/former CVS shopping center
- Develop public plaza at the Gold Line Station
- Require open space for new development or provide property owners incentives for providing public space
- Add new water play park in Whittwood Town Center like the Chino Hills splash pool in place of “underutilized space” between Kohl’s and Sears
- Build park over Quad parking structure
- Upgrade restroom facilities in locations like Kennedy Park

Other

- Continue homeless programs already in place
- Develop Urban Forestry plan for the next 20 years
- Replace trees taken out
- Develop community gardens potentially within parks/schools

Members of the Public Discussion Group

Engagement

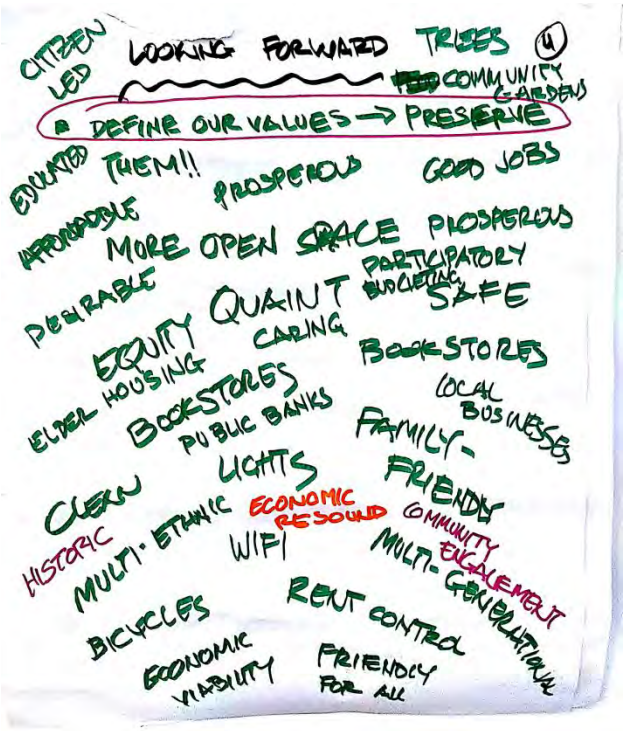
- Develop a General Plan road show
- Include 501(c)(3) groups
- Hold district-specific meetings

Concerns

- Lack of community engagement
    - Include Spanish
    - Extend to existing events
- South of Lambert Road is ignored. Needs investments, parks, and lighting.
- Do not let desire for money drive decisions/developer whims
- Clean up Whittier
- Decline of Whittier Boulevard
- Concern about rising business rents
- No new affordable housing being built
- Landlord whims driving decisions
- Drugs in Uptown
- Balance traffic created by new housing

Looking Forward To…

- Community values (see graphic below): Trees; Citizen led; community gardens; define our values → preserve; educated; affordable; desirable; more open space; prosperous; good jobs; participatory; budgeting; safe; bookstores; local business; lights; family-friendly; multi-ethnic; multi-generational; bicycles; historic; bicycles; clean; elder housing; equity; public banks; caring; quaint; participatory budgeting; Wifi; economic resound; economic viability; friendly for all; rent control



- Urban forest management
- Recognize demographic shifts
- Use school parks for all needs
- Execute conservation easement
- Set carbon neutral goal
- Bring in subway, not light rail
- Denser housing
- More engagement
- Recognizing the diverse faces of the homeless
- New policies for Uptown:
    - Rent control
    - Wise use of City properties
    - Code enforcement
- Create a Parks Master Plan
- Green Hellman Trail
    - Promote it
    - Shuttle from Uptown

Suggestions for Decision-Makers

- Creatively use open space
    - Be inspired by the Canadians
    - Build parks on roofs
- “Reconceptualize” Uptown Whittier
    - Ask Whittier College students
    - Attract more upscale/better uses
    - Invest

    - Invite all residents
    - Look to other cities' successes
    - Make it safe
- Include the following on the Nelles site:
    - Affordable housing
    - Homeless work/housing
- Consider the uniqueness of Whittier
- Take into account opinions of highly educate/expert Whittier residents
- Keep in mind that residents take issues seriously

Initiatives from Residents

- Grassroots for Urban Forest
- Engage and coordinate with schools and youth
- Helping homeless students

Appendix

Appendix A: Workshop Agenda

Appendix B: Guiding Principles Handout

Appendix C: Presentation

Appendix D: Commissioner Homework

Appendix E: Public Comment Wallgraphic

Appendix F: Existing Condition Boards

Appendix G: Commission Workboards

Appendix H: Breakout Discussion Facilitation Questions

Appendix I: General Plan Revision: Historic Resources (Submitted by Linda de Vries)

Appendix A: Workshop Agenda

Envision Whittier
A community-driven General Plan

Commission/Public Workshop:
Options for the Future
Whittier Community Center, 7630 Washington Ave
September 5, 2018
5:30 - 8:30 pm

AGENDA

5:30 - 5:40 pm Introduction/Open Commission Meetings

Introductions and Commission roll call.

5:40 - 6:00 pm Presentation

The team will provide a General Plan status update, an overview of General Plan elements, and explain the purpose of today's workshop.

6:00 - 6:30 pm Public Comment Period

Members of the public have a short period to provide comments.

6:30 - 8:00 pm Commission Breakout Groups

Each Commission/Board has a facilitated discussion.

8:00 - 8:25 pm Report Out

Each Commission/Board summarizes key discussion themes.

8:25 - 8:30 pm Closing/Commission Meetings Adjourn

COMMENT SECTION (OPTIONAL)

Please share your ideas or comments here. Thank you!

_____

_____

_____

_____

_____

_____

_____

_____

Name: _____ **Email:** _____

Appendix B: Guiding Principles Handout

Envision Whittier
A community-driven General Plan

DRAFT GUIDING PRINCIPLES

Introduction

These draft Guiding Principles will direct the development of the General Plan's goals and policies. They reflect the vision for Whittier rather than describe Whittier today. The Draft Guiding Principles were developed with community and staff input, and were then vetted by the community. Please review the Draft Guiding Pricniples and provide written comments if you like.

Draft Guiding Principles

- Whittier has a small town feel with a strong sense of community where gathering spaces, engaging events, and attractive streetscapes and greenways connect the community physically and socially. Our vibrant Uptown, diverse commercial corridors, stable residential neighborhoods, and natural open spaces provide places where all community members feel at home.
- Whittier strives to identify, preserve, and promote its historic landmarks and districts, protect its hillsides, grow local businesses, and promote quality neighborhood character while encouraging complementary, managed, and sustainable growth.
- Whittier embraces Uptown as its urban retail core with local businesses, events, civic institutions, and a safer environment. Whittier promotes a unified Whittier Boulevard as a corridor that efficiently connects our neighborhoods to adjacent communities and provides a diversity of commercial businesses and institutions for locals and visitors. The Boulevard also benefits from the presence of higher-density housing that offers homes to people of all income levels and lifestyles.
- Whittier strengthens its economic prosperity by leveraging local assets and establishing community partners to grow quality jobs, enhance services, and maintain stable revenues.
- Whittier offers attractive, convenient transportation options and provides walkable, cyclable, safer, and livable streets while continuing to strengthen access to the greater region. Community amenities are accessible by all residents.
- Whittier values and is committed to enhancing the Puente Hills Preserve, a safer and scenic trail system, and diverse recreational facilities where the community can experience nature and engage in healthy activities.
- Whittier wisely manages its open space, water, energy, and air resources for sustainable use.
- Whitter residents, business interests, and local decision makers come together and celebrate Whittier's shared community values while working toward Whittier's best community interests.

Appendix C: Presentation

Envision Whittier
A community-driven General Plan

Commissioners/ Public Workshop:
Options for the Future

September 5, 2018
5:30pm – 8:30pm

WORKSHOP AGENDA

5:30 - 5:40 pm Introduction/Open Commission Meetings
Introductions and Commission roll call.

5:40 - 6:00 pm Presentation
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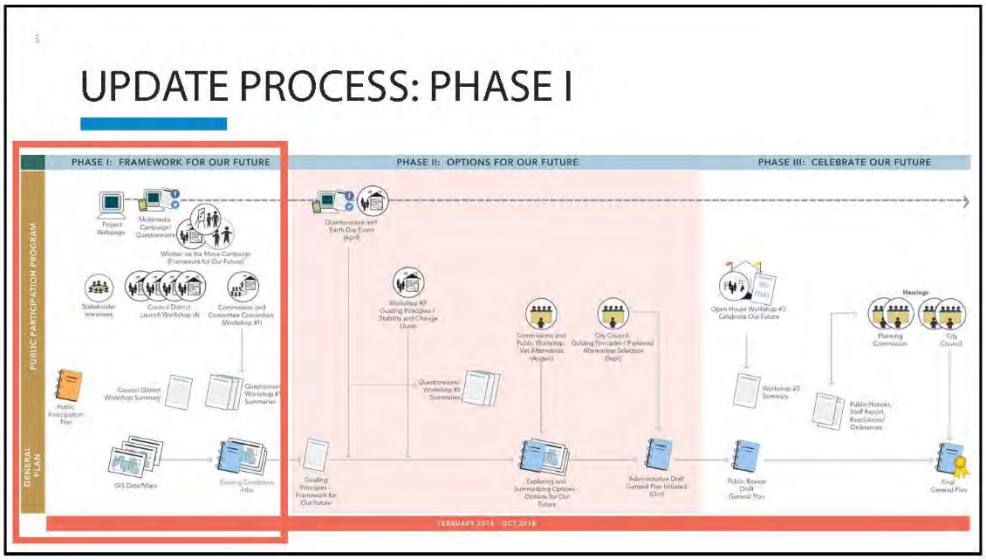
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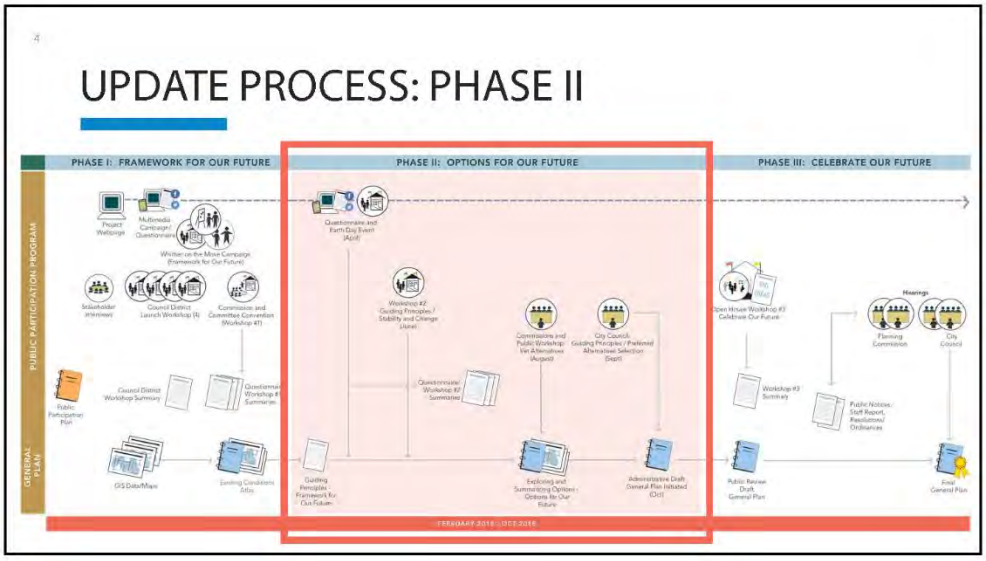
PHASE I: FRAMEWORK FOR OUR FUTURE
PHASE II: OPTIONS FOR OUR FUTURE
PHASE III: CELEBRATE OUR FUTURE
PUBLIC PARTICIPATION PROGRAM
GENERAL PLAN
Project Webpage
Multimedia Campaign/ Questionnaire
Written on the Move Campaign (Framework for Our Future)
Stakeholder Interviews
Council District Launch Workshop (4)
Commission and Committee Convention (Workshop #1)
Public Participation Plan
Council District Workshop Summary
Questionnaire/ Workshop #1 Summaries
GIS Data/Maps
Existing Conditions Atlas
Guiding Principles - Framework for Our Future
Questionnaire and Earth Day Event (April)
Workshop #2 - Guiding Principles / Stability and Change (June)
Questionnaire/ Workshop #2 Summaries
Commissions and Public Workshop: Vet Alternatives (August)
City Council: Guiding Principles / Preferred Alternatives Selection (Sept)
Exploring and Summarizing Options - Options for Our Future
Administrative Draft General Plan Initiated (Oct)
Open House Workshop #3 - Celebrate Our Future
Workshop #3 Summary
Public Review Draft General Plan
Hearings
Planning Commission
City Council
Public Notices, Staff Report, Resolutions/ Ordinances
Final General Plan
FEBRUARY 2016 - OCT 2018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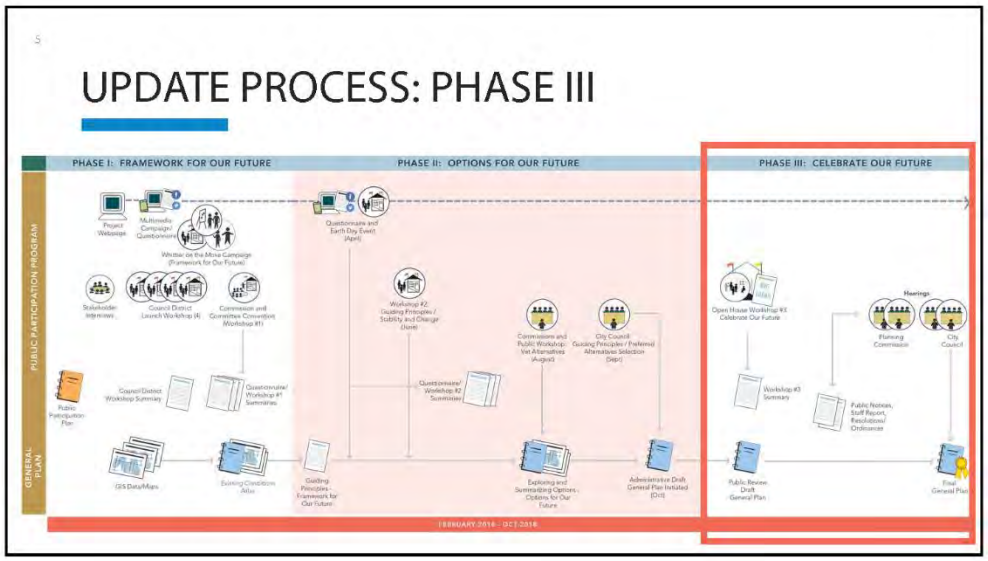
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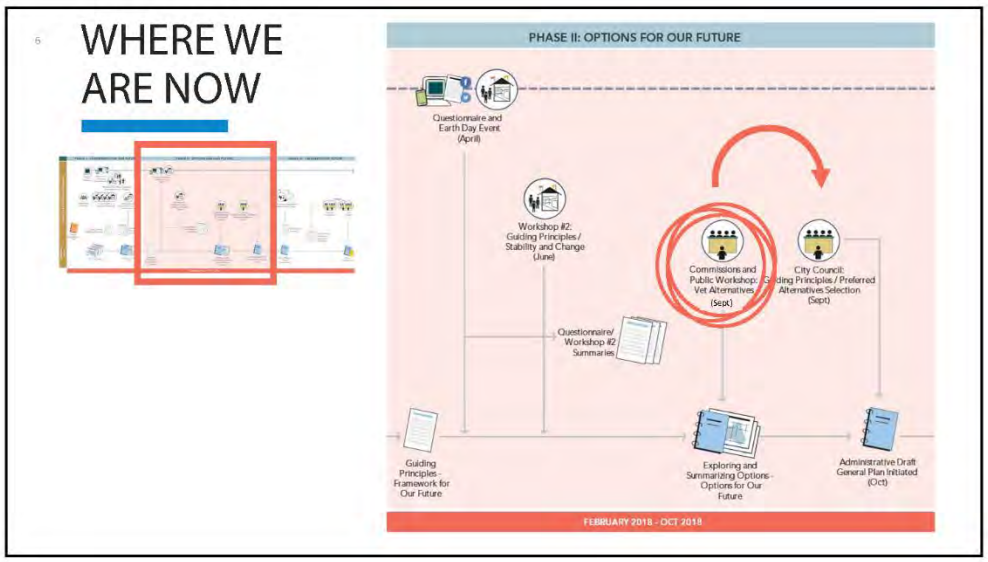
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WHERE WE ARE NOW
PHASE II: OPTIONS FOR OUR FUTURE
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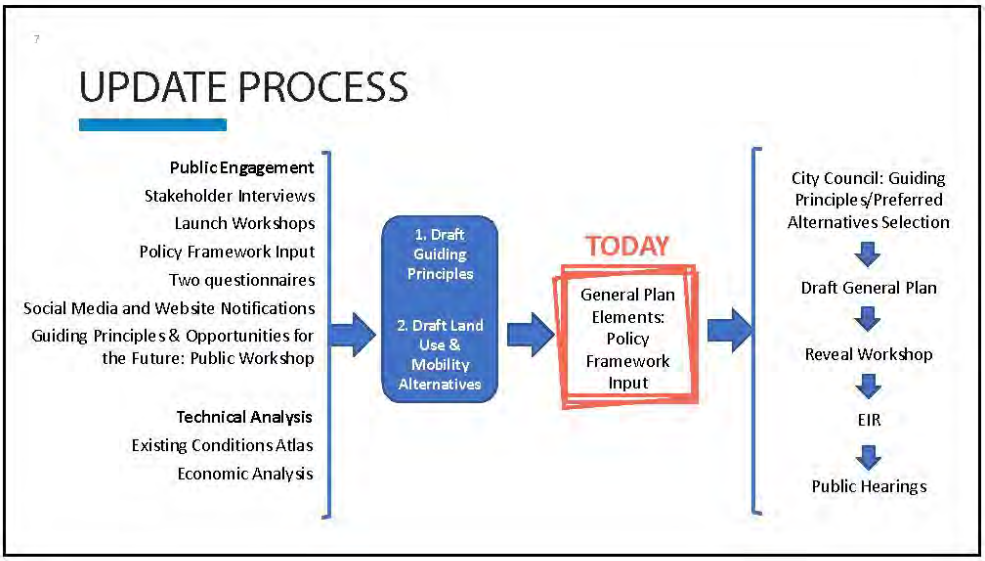
UPDATE PROCESS
Public Engagement
Stakeholder Interviews
Launch Workshops
Policy Framework Input
Two questionnaires
Social Media and Website Notifications
Guiding Principles & Opportunities for the Future: Public Workshop
Technical Analysis
Existing Conditions Atlas
Economic Analysis
1. Draft Guiding Principles
2. Draft Land Use & Mobility Alternatives
TODAY
General Plan Elements: Policy Framework Input
City Council: Guiding Principles/Preferred Alternatives Selection
Draft General Plan
Reveal Workshop
EIR
Public Hearings

GUIDING PRINCIPLES
• Eight Guiding Principles
• Themes addressed:
• Local resources (historic, local businesses, hillsides, and neighborhoods)
• Land use: housing, commercial, industrial, open space/recreation, and placemaking
• Economic development
• Mobility and accessibility
• Sustainability
• Community collaboration
• Comments?

TODAY'S WORKSHOP PURPOSE

Recommend a **policy framework** for issues and General Plan Elements

WHITTIER GENERAL PLAN ELEMENTS

- Land Use and Community Character
- Resources Management
- Historic Resources
- Mobility and Infrastructure
- Public Safety, Noise, and Health

SAMPLE GOALS & POLICIES

- Encourage a **diverse housing stock** while also ensuring that new development and substantially remodeled homes **maintain the architectural and massing character** of each unique residential neighborhood.
- Develop and implement **distinct plans for each City neighborhood typology** that respond to and maintain the character of each.
- Facilitate **convenient and timely transfers between various travel modes**. Emphasis should be on transfers between alternative transportation modes that minimize the need for use of single-occupant vehicles.
- Consult with neighboring jurisdictions and County, State, and federal agencies toward **maintaining and improving the existing regional transportation network**, and **identifying, funding, and implementing regional improvements** to the transportation network.
- Develop parks that contribute to **active and healthy lifestyles**, and allow for a balanced commitment to both organized recreation activities and passive park environments.
- Pursue **developing an outdoor special use facility** that includes a multi-field sports complex.

BREAKOUT ACTIVITY

13

DISCUSSION THEMES

PLANNING COMMISSION	DESIGN REVIEW BOARD	PARKING & TRANSPORTATION COMMISSION	PARKS, RECREATION & COMMUNITY SERVICES COMMISSION	HISTORIC RESOURCES COMMISSION
Primary Topic: Areas of Change, Economic Development, Housing	Primary Topic: Community Design/ Placemaking	Primary Topic: Transportation Modes	Primary Topic: Recreation Needs and Opportunities	Primary Topic: Historic Preservation
Elements: Land Use and Community Character	Elements: Land Use and Community Character	Elements: Mobility and Infrastructure	Elements: Resources Management	Elements: Historic Resources

14

ACTIVITY SCHEDULE

PUBLIC COMMENT PERIOD

6:00 – 6:30 PM

Members of the public provide input on Commission discussions.

BREAKOUT SESSION (BY COMMISSION)

6:30 – 8:00 PM

Facilitated discussion with goal to recommend a policy framework for each General Plan Element

REPORT OUT (BY COMMISSION)

8:00 – 8:25 PM

Representative from each group reports on key input.

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Appendix D: Commissioner Homework

Design Review Board

DESIGN REVIEW BOARD

COMMISSIONS/PUBLIC WORKSHOP

Options for the Future

Envision Whittier

Introduction

This document provides background materials for board members and Commissioners attending the Commission/Public Workshop: *Options for the Future* on September 5th from 5:30 to 8:30 p.m. Your input during the workshop, together with previous input thus far, will provide a working foundation for each General Plan Element and the associated goals and policies. This input will guide recommendations proposed to the City Council this fall.

Prior to the workshop, we ask that you read the background materials in this document related to your board or commission and come to the workshop ready with comments and ideas. Please review the questions and add your notes to the back page of this document. Each Board background sheet includes:

1. **Topic:** The primary topic the Commission/Board will discuss, as well as which Whittier General Plan Elements this topic will inform.
2. **Background:** Analysis and public input collected as part of the *Envision Whittier* process which Commissioners should consider when discussing each topic.
3. **Sample Goals and Policies:** Goals from the current Whittier General Plan, as well as examples from other cities that may inform new goals and policies to be recommended.
4. **Additional topics:** Other topics your Commission should consider in addition to the primary topic.

For more background information, please reference the General Plan Existing Conditions Atlas found at http://envisionwhittier.org/documents.

DESIGN REVIEW BOARD

OVERVIEW

General Plan Element

Land Use and Community Character Element

Primary Topics

Design
Placemaking
Aesthetics

Topics to Consider

- Areas of Change
- Historic Preservation
- Visitors
- Street Safety & Personal Safety

BACKGROUND

- **Gateways.** Whittier has several gateways: entry point at each end of Whittier Boulevard, on Beverly Boulevard at the I-605 interchange, at the intersection of Lambert and Colima Roads, and the intersection of Lambert Road and Washington Boulevards. Currently, these entry points provide minimal physical indications that you are arriving in Whittier.
- **Corridors.** Whittier has ten major corridors. Each has its own physical character and land use pattern. These corridors serve as major linkages, connecting residents, workers, and visitors to places in Whittier.
- **Districts.** Whittier's districts include Uptown, Whittier College, and PIH Health Campus. These areas are defined by land use type, architecture, neighborhood design and street pattern, and are distinct from other areas of the City.
- **Places.** Current trends have created a demand for activities and places that are experiential. Entertainment and social media photo-worthy opportunities enhance the user experience. This is influencing how places are planned and designed.
- **Public Spaces.** Activation of smaller public spaces such as alleys, parts of sidewalks, and available streetscape right-of-way is a trend that can provide opportunities for public amenities such as plazas, small parks, greenways, and flexible spaces.
- **Community Character.** How can Whittier ensure community character is respected in areas where there are no historic resources?

SAMPLE GOALS

Current General Plan

- Maintain amenities along major roadways which provide beauty, identity, and form to the community and to neighborhoods within the community.
- Encourage the retention and development of parkways, median strips, greenbelts, bike trails, and other open landscape areas, which provide scenic variety and aesthetic improvements.

Other Examples to Consider (from other cities)

- **Architectural Quality.** Encourage an architecturally distinguished city with a diversity of building styles. New development will recognize this by supporting a variety of materials, forms, and construction techniques while demonstrating contextual relationship to its surroundings through traditional physical concepts (orientation , scale, materials) and non-physical concepts (cultural, climactic, economic).
- **Urban Form.** A safe, well-designed, accessible City with a diversity of uses and forms. These diverse forms include distinct, walkable districts, corridors, and transit and neighborhood villages and cohesive, unique single and multi-family residential neighborhoods and open spaces where people of all ages can live, work, shop and recreate.
- **Preserve Community Identity.** Preserve and enhance the City's unique character and identity, and support the diversity of neighborhoods, boulevards, and districts within the City.
- **Encourage Arts and Culture.** Encourage arts and culture through land uses that maintain and promote the growth of the City's creative capital.
- **Compatibility.** Encourage well-developed design that is compatible with the neighborhoods, responds to the surrounding context, and creates a comfortable pedestrian environment.

HOMEWORK

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- How can the City improve public spaces and streetscapes? Where should these improvements occur?
- How can Whittier ensure community character is respected in areas and neighborhoods where there are no historic resources?
- How can public open space be provided given Whittier's built out character?
- Related to the purview of the Design Review Board, what other key policy guidance should the General Plan include?

HISTORIC RESOURCES COMMISSION

COMMISSIONS/PUBLIC WORKSHOP

Options for the Future

Envision Whittier

Introduction

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OVERVIEW

HISTORIC RESOURCES COMMISSION

General Plan Element

Historic Resources Element

Primary Topic

Historic Preservation

Topics to Consider

- Areas of Change
- Visitors
- Housing
- Economic Development

BACKGROUND

- **Permitting.** All applicable properties undergoing any alteration require a Certificate of Appropriateness permit, regardless of whether they are in a historic district or designated as a local landmark. Consider undertaking a review of the Code to streamline the process.
- **Historic Districts.** Whittier has four historic districts. The last district adopted by the City, the Earlham Historic District, was designated in 2011. Many of these districts lack a context statement and identified contributors. Should these districts be revaluated to promote clarity?
- **Historic Resource Ordinance.** The Historic Resources Ordinance is confusing and very technical. Consider a clean-up process to reduce confusion.
- **Assitance and Training.** Whittier does not participate as a Certified Local Government either at the state and federal level, thereby potentially limiting opportunities for focused preservation grants and receiving technical assistance and training.
- **Technology.** With the advancement of new technology, is there a potential to introduce new methods to promote the City's historic preservation program, including innovative educational ideas?
- **Assessments.** Determine best ways forward to assess historic resources that may be culturally significant. Explore drafting context statements related to various themes of Whittier's development to clarify the City's historic and cultural resources.

SAMPLE GOALS

Current General Plan

- Determine the nature and extent of Whittier's physical and cultural heritage.
- Develop a historic resources preservation program, recognizing that effective utilization of the City's historic resources supports community identity and appeal, social and economic vitality, and neighborhood stability.
- Promote public awareness of Whittier's history and heritage.

Other Examples to Consider
(from other cities)

- The City's project review processes and procedures promote clear and effective historic and cultural preservation decisions
- Historic preservation policies, initiatives, and incentives are periodically reviewed to enhance performance and effectiveness.
- Historic and cultural preservation are effectively used as tools for economic development and tourism.
- Innovative technology and robust education and outreach programs actively engage the public in the appreciation and preservation of historic and cultural assets.
- The City uses innovative tools and approaches to protect its diverse historic and cultural resources.

HOMEWORK

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- Should the City consider reviewing and updating the Historic Resources Ordinance and/or the Certificate of Appropriateness permit process?
- Should established historic districts be evaluated to include a context statement and identify contributing resources?
- Should the City explore drafting new context statements related to various development themes and time periods to add new historic and cultural resources?
- Related to the purview of the Historic Resources Commission, what other key policy guidance should the General Plan include?

PARKING & TRANSPORTATION COMMISSION

COMMISSIONS/PUBLIC WORKSHOP

Options for the Future

Envision Whittier

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OVERVIEW

PARKING & TRANSPORTATION COMMISSION

General Plan Element

Mobility and Infrastructure Element

Primary Topic

Modes of Transportation

Topics to Consider

- Visitors
- Gold Line Extension
- Street Safety & Personal Safety

BACKGROUND

- **Complete Streets.** 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.
- **Collisions.** Between 2012 and 2016, 1,796 collisions occurred within Whittier. Over 80% were between motor vehicle and motor vehicle, 9% were between motor vehicle and bicycle, and another 9% were motor vehicle and pedestrian.
- **Gold Line Extension.** An East Transit Corridor Phase 2 Light Rail Transit Extension (aka Gold Line Eastside Extension) alternative would extend the Gold Line from its current East Los Angeles along Washington Boulevard to Whittier.
- **Transit Providers.** Whittier is served by multiple transit providers – Los Angeles Metro, Foothill Transit, Montebello Transit, Norwalk Transit, and Sunshine Shuttle.
- **Transit Stops.** Two transit stops average 200+ daily ridership: Montebello Transit's Norwalk Boulevard/ Beverly Boulevard and Whittwood Town Center. Other high ridership stops are on Philadelphia Street in Uptown, PIH Health, Norwalk Boulevard/ Whittier Boulevard, and Painter Avenue/Mulberry.
- **Shuttle.** Community comments frequently cite the need for a shuttle between key destinations: Uptown, PIH, the Quad, Whittwood Center, and trailheads.
- **Bike Facilities.** Whittier has approximately 32 miles of bike lanes and routes.
- **Uptown Parking.** Uptown Whittier has 10 parking lots and one parking structure in addition to on-street parking. A new Uptown parking structure is planned. While parking is usually available, a frequent community comment is that parking in Uptown is difficult.
- **Trailheads Parking.** Community input suggests that on-street parking near trailheads is at or above capacity on evenings and/or weekends.
- **Street Reductions.** 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.

SAMPLE GOALS

Current General Plan

- Provide a comprehensive transportation system for the movement of persons and goods with the maximum efficiency and convenience, with a minimum of danger, delay, and cost.
- Eliminate or reduce congestion at critical locations within the City.
- Emphasize traffic solutions that are both innovative and creative, without involving road widening projects, if possible.
- Encourage the development of a comprehensive public transportation system and alternatives modes of transit.
- Encourage the utilization of Dial-a-Ride, light rail transit, carpools, Whittier Transit, RTD buses, park-and-ride, and other mass transit systems though publicity programs and costs subsidies.
- Promote the use of alternative forms of transportation (other than single passenger cars) to reduce congestion, traffic, noise, and air quality impacts.
- Promote the use of carpools, whenever possible.
- Work towards the conversion of the City's vehicle fleet to flexible-fuel vehicles or lower-emission transit alternatives.
- Encourage the creation of a multi-use trails network in the City.
- Pursue the acquisition of linear park space along existing railroad rights-of-way for use as bicycle paths, walking paths, and equestrian trails.
- Designate bicycle lanes along major arteries or nearby streets parallel to them, and establish bike paths on residential streets connecting major activity centers such as parks, colleges, Uptown Village, the Quad, Whittwood Mapp, the new YMCA, etc.

Other Examples to Consider (from other cities)

- Accommodate and encourage alternative transportation modes to achieve the City's mobility goals and reduce vehicle trip generation and vehicle miles traveled (VMT).
- Facilitate convenient and timely transfers between various travel modes. Emphasis should be on transfers between alternative transportation modes that minimize the need for use of single-occupant vehicles.
- Support using the concept of complete streets to design, construct, operate, and maintain city and private streets to enable safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and preferences. Use the complete streets concept to better link district and other employment centers with Downtown and other nearby areas.
- Consider impacts on overall mobility and various travel modes when evaluating transportation impacts of new developments or infrastructure projects.
- Continue to implement Pedestrian Enhanced Designs (PEDs), especially on streets with projected excess vehicle capacity, to reduce either the number of travel lanes or the roadway width, and use the available public right-of-way to provide wider sidewalks, bicycle lanes, transit amenities, or landscaping.
- Ensure that the City's transportation impact fee program provides adequate funding for necessary transportation improvements that will benefit all travel modes, while also incentivizing development that is less dependent on expensive new transportation infrastructure.
- Consult with neighboring jurisdictions and County, State, and federal agencies toward maintaining and improving the existing regional transportation network, and identifying, funding, and implementing regional improvements to the transportation network.

HOMEWORK

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- As the City implements the Complete Streets Program, what can be specifically done to make streets more effective and safer?
- How can the City improve transit opportunities within the City? Should the City consider implementing a shuttle system that connects key activity areas? Where should the shuttle go; how should the service be provided?
- How can the City improve access to popular open space trailheads without negatively impacting adjoining residential neighborhoods?
- Related to the purview of the Parking & Transportation Commission, what other key policy guidance should the General Plan include?

PARKS, RECREATION, AND COMMUNTIY SERVICES COMMISSION

COMMISSIONS/PUBLIC WORKSHOP

Options for the Future

Envision Whittier

Introduction

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OVERVIEW

PARKS, RECREATION, AND COMMUNTIY SERVICES COMMISSION

General Plan Elements

Resource Management Element

Mobility and Infrastructure Element

Primary Topics

Recreation Needs

Trails

Topics to Consider

- Recreation Needs
- Design/Placemaking/ Aesthetics
- Visitors
- Modes of Transportation
- Street Safety & Personal Safety

BACKGROUND

Recreation Needs

- **Park System.** Whittier has 23 parks and one greenway, totaling 475 acres of parkland.
- **Acreage of Natural Parks.** Natural parks make up more than 70 percent 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 school districts.
- **Sports Field.** A significant need exists for additional sports facilities, including baseball/ softball, football, soccer, and an aquatic center in the eastern half of the City.
- **Limited Supply of Land.** Vacant land is scarce in Whittier; thus, few opportunities exist to develop new parks.
- **Park Access.** 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.
- **Community Centers.** 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.

Trails

- **Greeway Trail.** The Whittier Greenway is a major achievement; its development significantly improved the provision of park space. The trail is currently being extended to the Orange County border.
- **Trailheads.** Several trailheads in the City are managed by the Puente Hills Habitat Authority. These trailheads provide access to the Puente Hills Preserve, including Sycamore Canyon, Hellman Park, Turnbull Canyon, and Arroyo Pescadero.
- **Backbone Trail.** The Scharbarum-Skyline Trail within the Puente Hills Preserve is located on a ridge and forms the spine for numerous other trails within the Preserve.

- **Open Space Popularity.** A Puente Hills Preserve survey conducted in 2016 revealed a roughly 2,618 percent increase in use from 2005 to 2016. The study also revealed that 75 percent of trail users do not live in Whittier. Residents of neighborhoods adjacent to trailheads have expressed concern with increasing trail usage, with visitors parking on nearby streets early in the morning and late at night, and some people leaving trash.
- **San Gabriel River Trail.** The multi-use San Gabriel River Trail is located just west of the City boundary. There is a trail access point from Whittier Boulevard, just west of the Pio Pico State Historic Park. However, there are no bike facilities and trails, including the Whittier Greenway Trail, that connects to the San Gabriel River Trail. San Gabriel River Trail does connect to the Scharbarum Trail just north of the City near Rio Hondo College.

SAMPLE GOALS

Current General Plan

Recreation Needs

- Provide a wide range of safe, attractive, and accessible recreational opportunities to meet the needs of individuals of all ages, families, community groups, and the physically challenged who live in the City.
- Preservation of open space land for resource retention and recreational use will be a priority in future planning.
- Provide a sufficient range of recreational opportunities to meet the needs of residents of all ages and interests in the community.

Trails

- Encourage the creation of multi-use trail network in the City.

Other Examples to Consider
(from other cities)

Recreation Needs

- Provide a variety of park facilities that meet the diverse needs and interests of the community.
- Develop parks that contribute to active and healthy lifestyles, and allow for a balanced commitment to both organized recreation activities and passive park environments.
- Pursue developing an outdoor special use facility that includes a multi-field sports complex.
- Build, renovate, and maintain parks in a manner that is environmentally sustainable.
- Provide high-quality community services programs and services that provide opportunities for recreational, physical, and educational activities for residents of all ages.
- Provide comprehensive and multi-faceted cultural arts programs and services that provide entertainment and educational opportunities to the community.

Trails

- Provide an extensive and safe system for walking and hiking that links areas of City.
- Develop and maintain a pathway system within the urban areas of the City.
- Explore opportunities to increase funding for trail maintenance to assure trails are well kept as maintenance costs rise.
- Inclusive and managed public access is provided to preserving the natural environment and limiting the impacts to surrounding properties.
- Minimize the impact park attendance has on surrounding residential neighborhoods.

HOMEWORK

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- With the lack of available land, what approaches can be taken to provide additional public recreational/open space facilities? What other recreation opportunities should be explored or added?
- How can the City improve recreational programming and services?
- Should the City consider activating commercial properties (adding gathering areas for events and/or public amenities) along Lambert Road adjoining the Greenway Trail or other places in Whittier? If so, where?
- How can the City improve access to popular open space trailheads without negatively impacting adjoining residential neighborhoods?
- Related to the purview of the Parks and Recreation Commission, what other key policy guidance should the General Plan include?

PLANNING COMMISSION

COMMISSIONS/PUBLIC WORKSHOP

Options for the Future

Envision Whittier

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OVERVIEW

PLANNING COMMISSION

General Plan Element

Land Use and Community Character Element

Primary Topics

Areas of Change
Economic Development
Housing

Topics to Consider

- Visitors
- Gold Line Extension
- Design/Placemaking
- Homelessness
- Modes of Transportation

BACKGROUND

- Whittier is largely built out. Areas of potential change are limited given that single-family neighborhoods cover 46% of the City's land area and protected open space account for 25%. Any new development will occur largely within areas covered by Specific Plans: 1) Whittier Boulevard, 2) Uptown Whittier, and 3) Whittwood Center.
- Key retail market trends that affect Whittier include the demise of regional shopping centers, the flight to higher quality centers (due to a shrinking retail market overall), smaller "big box" stores, and consumer demand for experiential and pedestrian-oriented retail.
- Since 2010, retail sales growth in Whittier has lagged behind that in Los Angeles County as a whole (3.9% versus 5.0%).
- Over the past seven years, the number of retail outlets in Whittier has decreased by a total of 112 businesses.
- Whittier experiences a "sales leakage" to surrounding communities of virtually every commodity except groceries. This means that residents spend some dollars for goods outside of Whittier instead of locally.
- If the Gold Line comes to Whittier, opportunities will arise for jobs and housing growth within a one-mile radius of the station.
- The healthcare industry will continue to grow, and the concept of Health Districts —with uses complementary to healthcare facilities—has shown to be an economic force. PIH could be the catalyst for a Health District encompassing education, research and development, housing, recreation, wellness centers, etc. Older light industrial uses and storage yards adjacent to PIH can, given the right circumstances, be recycled into higher value and more contemporary uses.
- Regional demand for housing—both ownership and rental—remains significant.
- Housing trends include more dense housing due to high land costs, overall housing demand, and consumer interest in urban-style living; however, many people still aspire to own a detached single-family home.

SAMPLE GOALS

Current General Plan

- Provide city programs to encourage neighborhood or community beautification, safety, and improvement, and continue to encourage Whittier residents to participate and take pride in their neighborhoods and their community.
- Preserve the character of existing neighborhoods and ensure that future residential development is compatible with the surrounding area and the City as a whole.
- Promote the development of quality housing at a variety of densities, with consideration for the environment, aesthetics, and the need for maintaining and expanding the infrastructure's capacity.
- Promote the development and maintenance of retail and service facilities which are convenient to residents of Whittier, provide the widest possible selection of goods and services, and supplement the City's tax base.
- Consider the capacity of existing infrastructure and the potential demand for public services in future planning and review of new development.
- Promote mixed-use development in those areas of the City so designated to provide additional housing and to assist in the revitalization of commercial districts.
- Encourage the development of "mixed-use" projects that include commercial and residential uses in areas with excess retail space, including areas along South Greenleaf, Penn Street, Philadelphia Street, Hadley Street, and Whittier Boulevard, and ensure that the design and signage is sensitive to surrounding uses.
- Actively pursue acquisition of open space areas not only to provide areas for traditional recreational activities, but also to preserve ecological features which are valuable for their scientific, educational, scenic, and cultural values.

Other Examples to Consider

(from other cities)

- Encourage a diverse housing stock while also ensuring that new development and substantially remodeled homes maintain the architectural and massing character of each unique residential neighborhood.
- Develop and implement distinct plans for each City neighborhood typology that respond to and maintain the character of each.
- Ensure that buildings along corridors are sensitive to adjacent neighborhoods, providing adequate scale transitions.
- Encourage the replacement of older low-scale, auto-oriented development with well-designed new projects that offer pedestrian orientation, higher densities with more efficient use of land, and continued productive economic value.
- Build and support a local economy that promotes commercial, office, and industrial businesses that provide employment for a broad spectrum of skilled and professional labor.
- Support emerging businesses by establishing flexible zoning regulations that allow creative art and design-oriented and green-tech commercial and industrial uses.
- Support the use of the Light Industrial Incubator Overlay to ensure retention of light industrial lands and accommodate small incubator space for young businesses in green, biotechnology, software, and other emerging industries.
- Allow and encourage higher-density, transit-oriented development along major corridors to provide housing, employment, and retail opportunities easily accessible from transit facilities.

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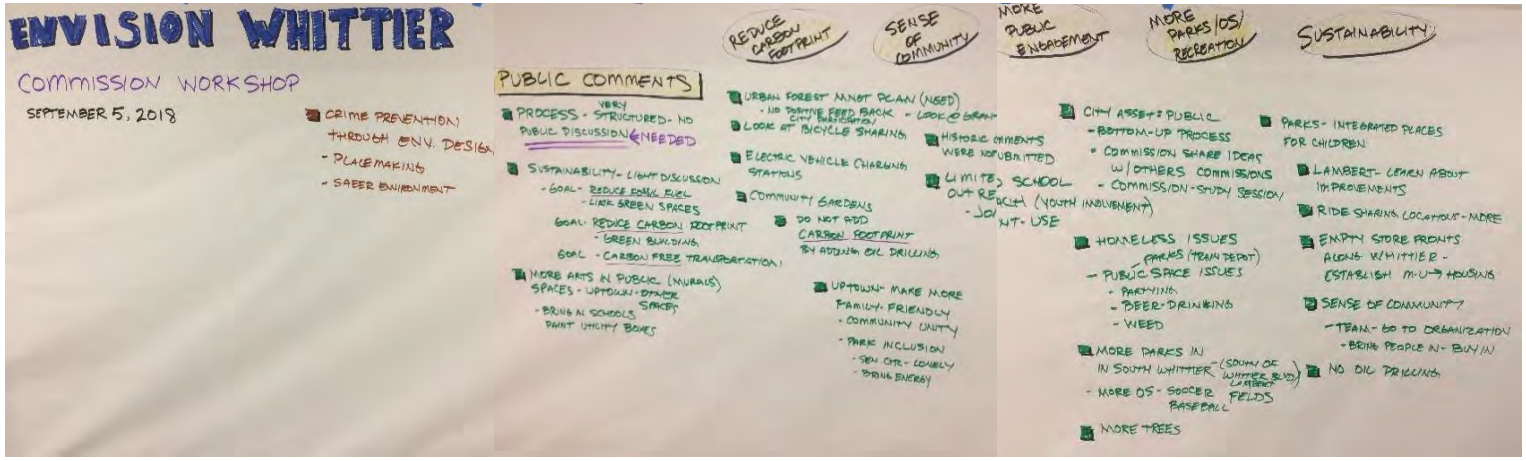
- Where along Whittier Boulevard would you consider land use changes? If so, what?
- What type of employment opportunities should Whittier attract? Should the City protect existing industrial lands?
- How can the City provide for additional housing to meet demand? Should denser housing units be built? Where?
- Related to the purview of the Planning Commission, what other key policy guidance should the General Plan include?

Appendix E: Public Comment Wallgraphic

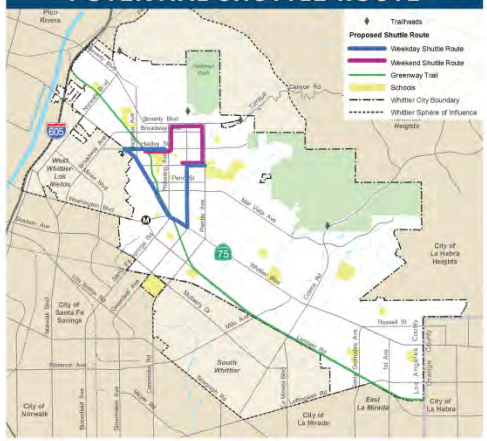


TRANSPORTATION & PARKING COMMISSION

Transportation Alternatives & Community Input

EXISTING TRANSIT RIDERSHIP

POTENTIAL SHUTTLE ROUTE



TRANSPORTATION ALTERNATIVES

OPTIONS	PROS	CONS
01 Whittier Shuttle *City operates its own shuttle to connect key activity centers with the greenway and trailheads*	•City controls route and operation •May decrease VMT/congestion •Responsive to community requests •Addresses community concerns about access to trailheads	• City incurs capital costs to start the service and operation costs annually • Duplicates existing service provided by others • Unsure of actual ridership • Need to invest in marketing to draw in target audience
02 Partner with Existing Transit Service *City partners with an existing transit service, such as Montebello Bus, to provide discounts for Whittier residents and modify route*	•City does not incur capital costs and is not fully responsible for operation costs •May decrease VMT •May decrease congestion	•City does not directly control route and operation •City investment to be determined through coordination with a service provider •No new areas of the City are served by transit
03 Technology, Rideshare & Bikeshare *City partners with innovative transportation providers to provide discounts and opportunities for transportation in the City*	•Leverages Whittier Greenway •May encourage active transportation •Largely managed by private companies	•May not decrease VMT •May increase congestion •City does not directly control providers or their vehicles •Companies use public ROW and City will still have role in management, and little control or revenue

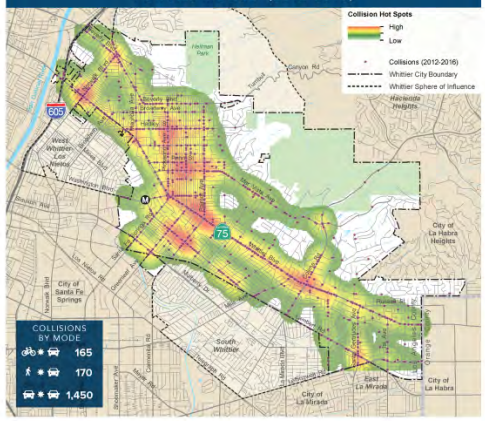
	WEEKEND TRAIL SHUTTLE	WEEKDAY SHUTTLE
ROUTE LENGTH	4.5 mi	6.5 mi
FREQUENCY	15 minutes	15 minutes
SPAN OF SERVICE	8 am - 2 pm	6:30 am - 6:30 pm
ROUND-TRIP RUNTIME WITH RECOVERY	38 min	51 min
NUMBER OF SHUTTLES	4 (3 in operation, 1 spare)	

Envision Whittier | A community-driven General Plan

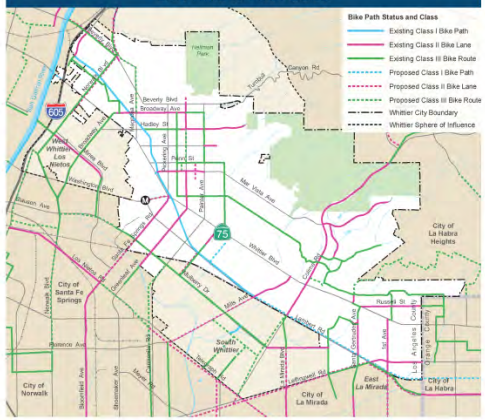
TRANSPORTATION & PARKING COMMISSION

Complete Streets Alternatives

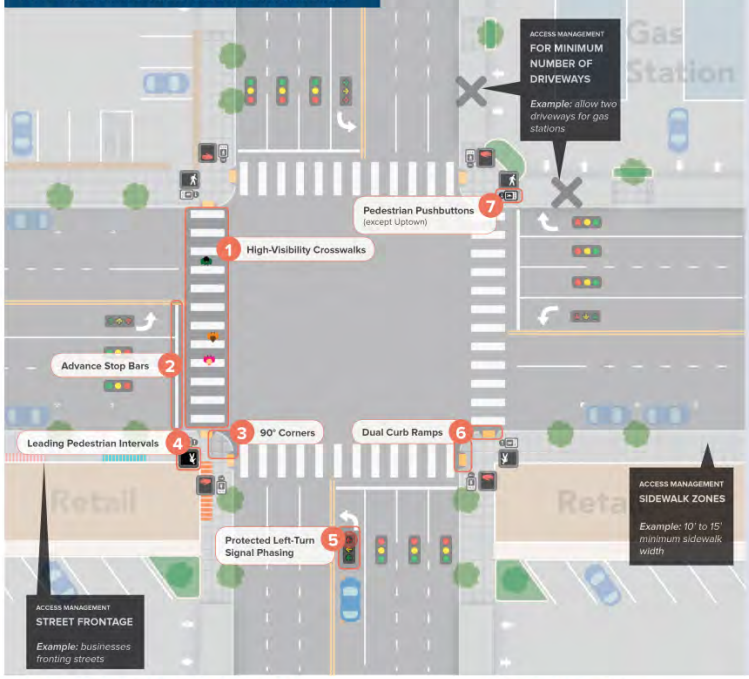
CITYWIDE COLLISIONS
FOR ALL MODES (2012-2016)



BIKE FACILITIES
EXISTING & PROPOSED



SIGNALIZED INTERSECTION
WITH RECOMMENDED COUNTERMEASURES



SIGNALIZED INTERSECTION EXAMPLES

High-Visibility Crosswalks 1

Advance Stop Bars 2

Protected Left-Turn Signal Phasing 5

Dual Curb Ramps 6

Leading Pedestrian Intervals 4

Pedestrian Pushbuttons 7 (except Uptown)

UNSIGNALIZED CROSSING EXAMPLES

Signs & Markings

Medians & Placemaking

SIDEWALK ZONES

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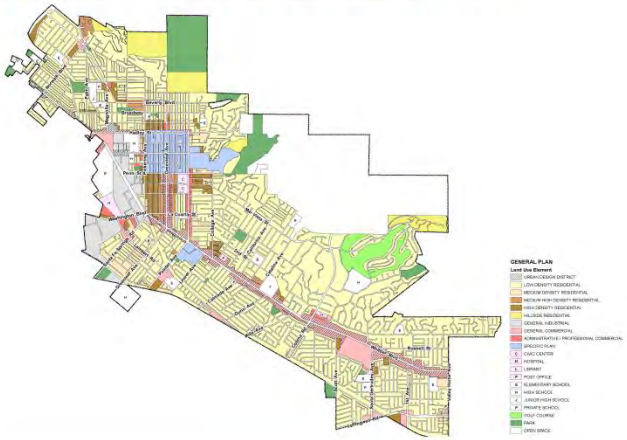
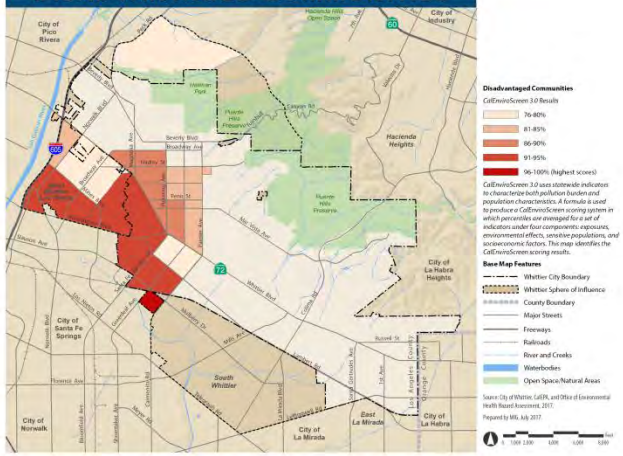
PLANNING COMMISSION

Existing Conditions

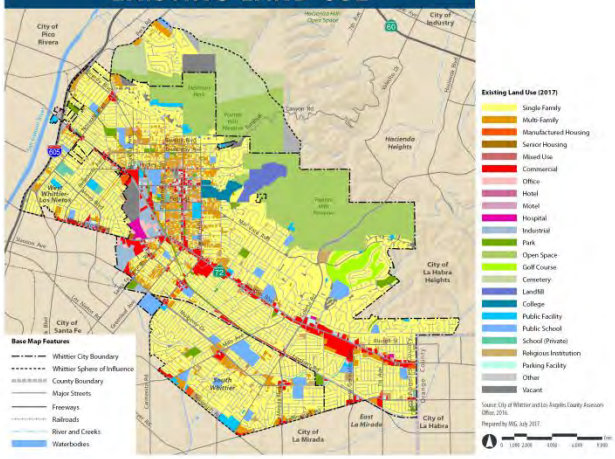
GENERAL PLAN DESIGNATIONS



DISADVANTAGED COMMUNITIES



EXISTING LAND USE



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PLANNING COMMISSION

Housing and Retail Trends

HOUSING TYPES

10 - 20 dwelling units per acre

20 - 40 dwelling units per acre

40+ dwelling units per acre

Mixed-use (with ground floor retail)

Live-work

RETAIL TRENDS IN SOCAL

1. **Demise of regional shopping centers**
2. Retail **"flight to quality"** retail centers
3. Big box stores surviving by **downsizing**
4. Creation of districts with **pedestrian feel**
5. Anchoring retail districts/centers through **restaurants and entertainment**
6. **Placemaking**
7. **Mixed-use projects** where profit comes from residential

"LEAKAGE"

Trade area includes Montebello, Pico Rivera, Santa Fe Springs, La Mirada, La Habra, City of Industry, and Brea

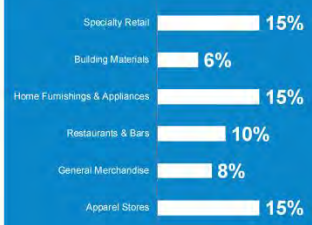
Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

Whittier is losing...

$236 million

...to nearby cities (primarily Brea and Industry) and internet sales

Whittier's unmet sales potential (by sector, 2016)...



Source: ADK&A, City of Whittier Economic Analysis of Retailing and Related Issues

Whittier has the potential to recapture...

$208 million OR **500k square feet**

...in unmet sales demand that is going to neighboring cities

...of square footage of new retail space

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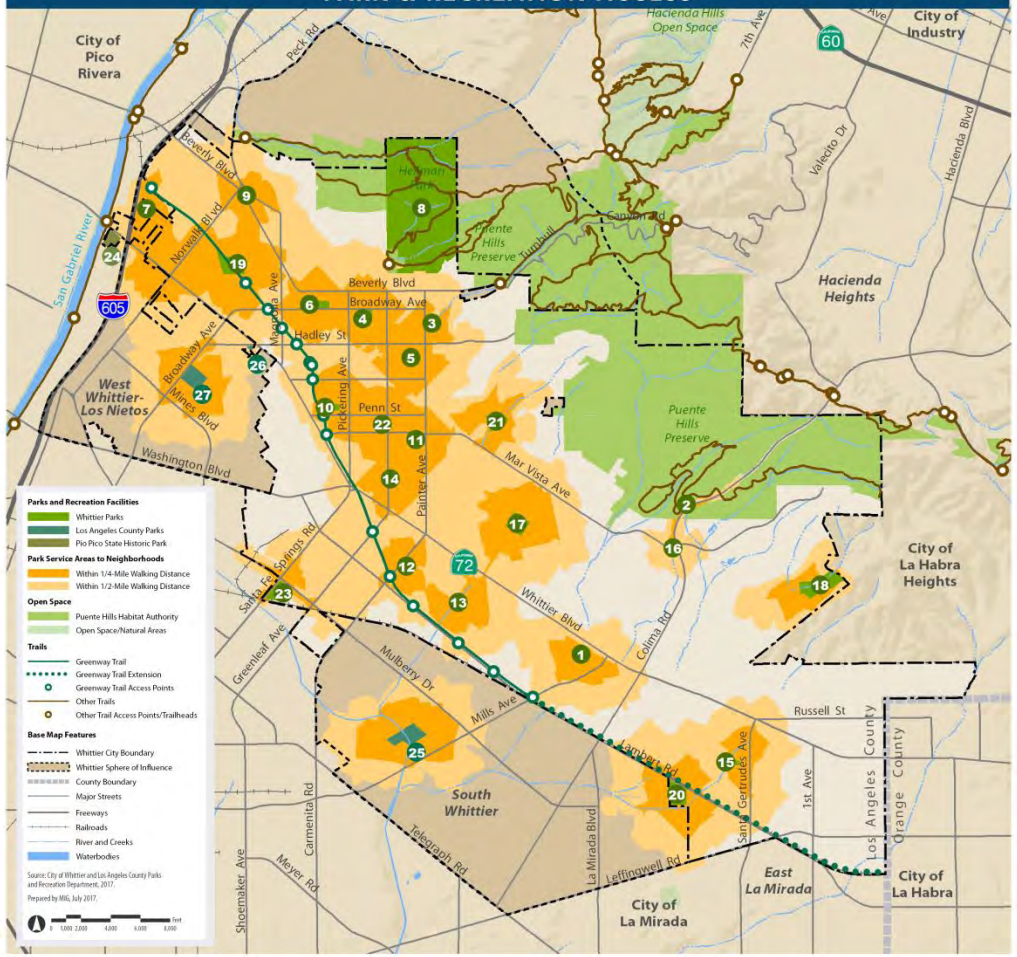
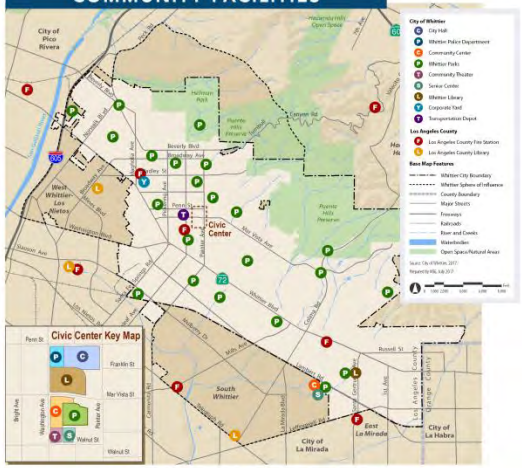
Parks, Recreation & Community Service Commission

Existing Conditions

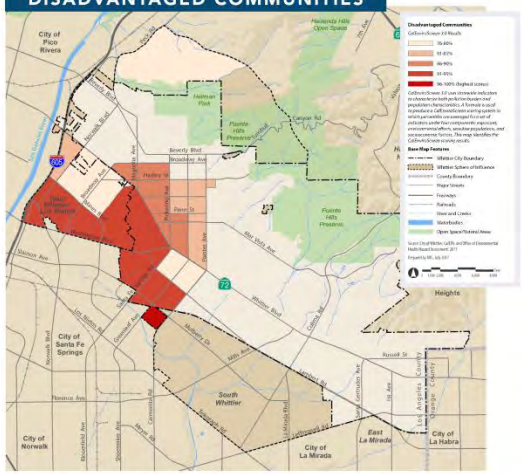
PARK & RECREATION ACCESS



COMMUNITY FACILITIES



DISADVANTAGED COMMUNITIES



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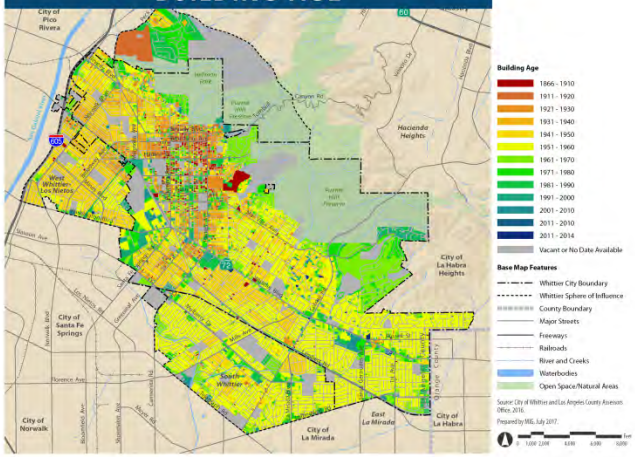
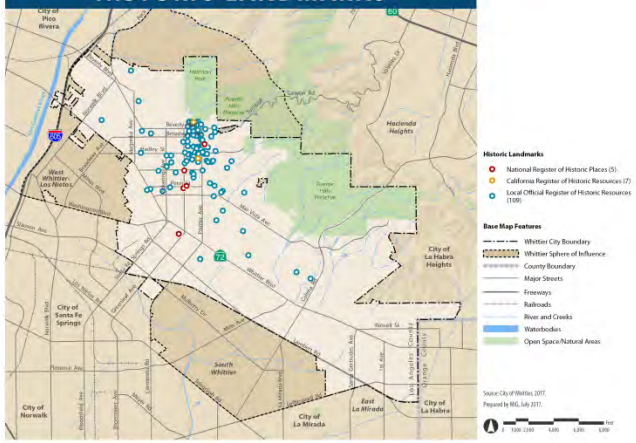
Existing Conditions

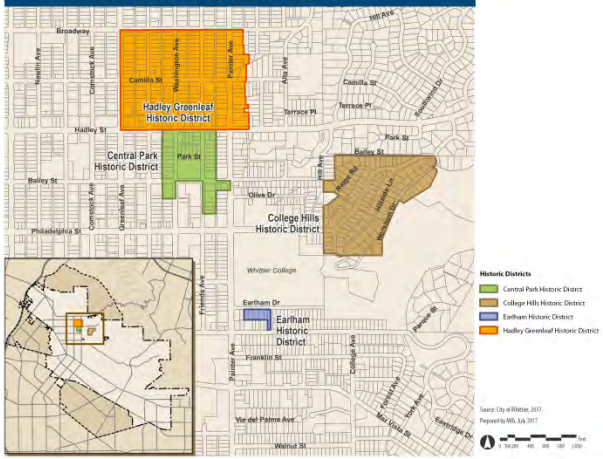
BUILDING AGE



HISTORIC LANDMARKS



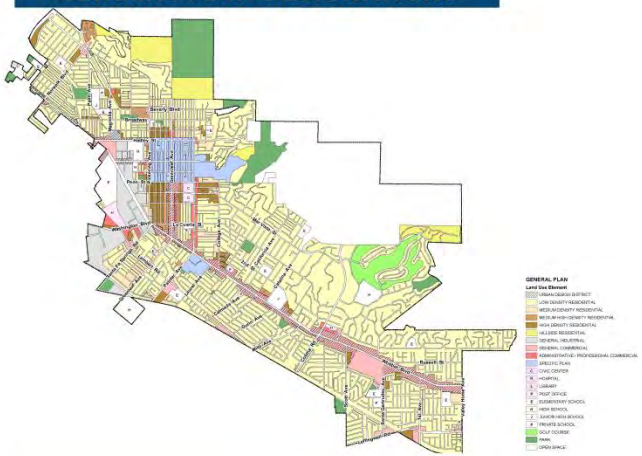
HISTORIC DISTRICTS



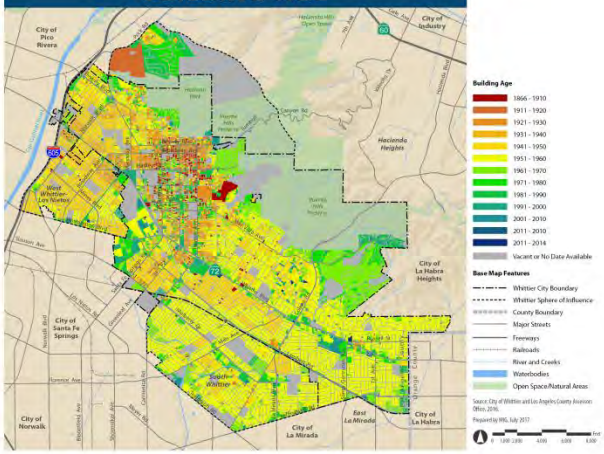
Design Review Board

Existing Conditions

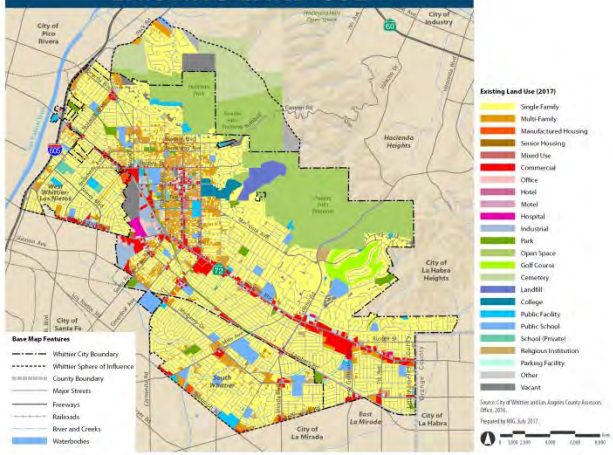
GENERAL PLAN DESIGNATIONS



BUILDING AGE



EXISTING LAND USE



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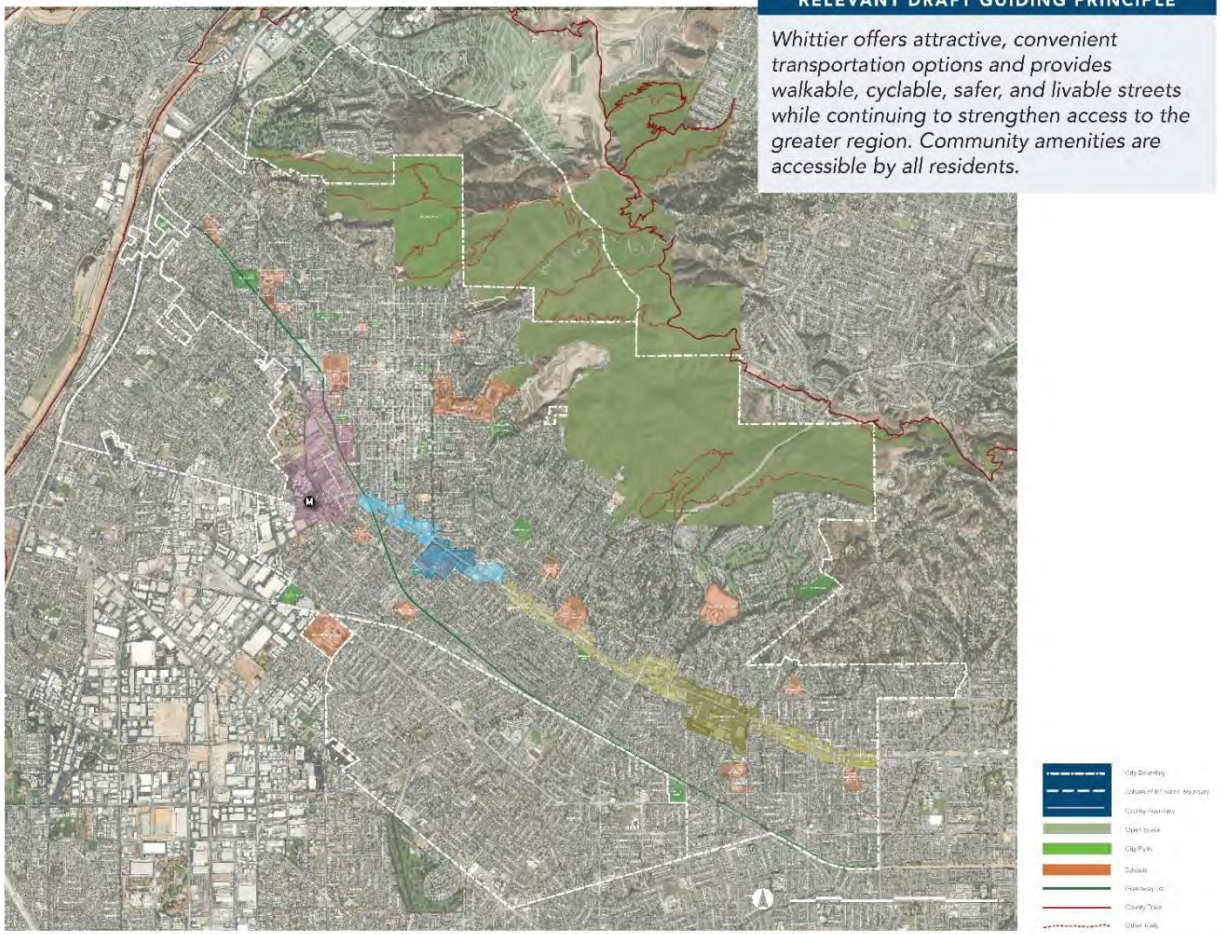
Appendix G: Commission Workboards

PARKING & TRANSPORTATION COMMISSION

RELEVANT DRAFT GUIDING PRINCIPLE

Whittier offers attractive, convenient transportation options and provides walkable, cyclable, safer, and livable streets while continuing to strengthen access to the greater region. Community amenities are accessible by all residents.



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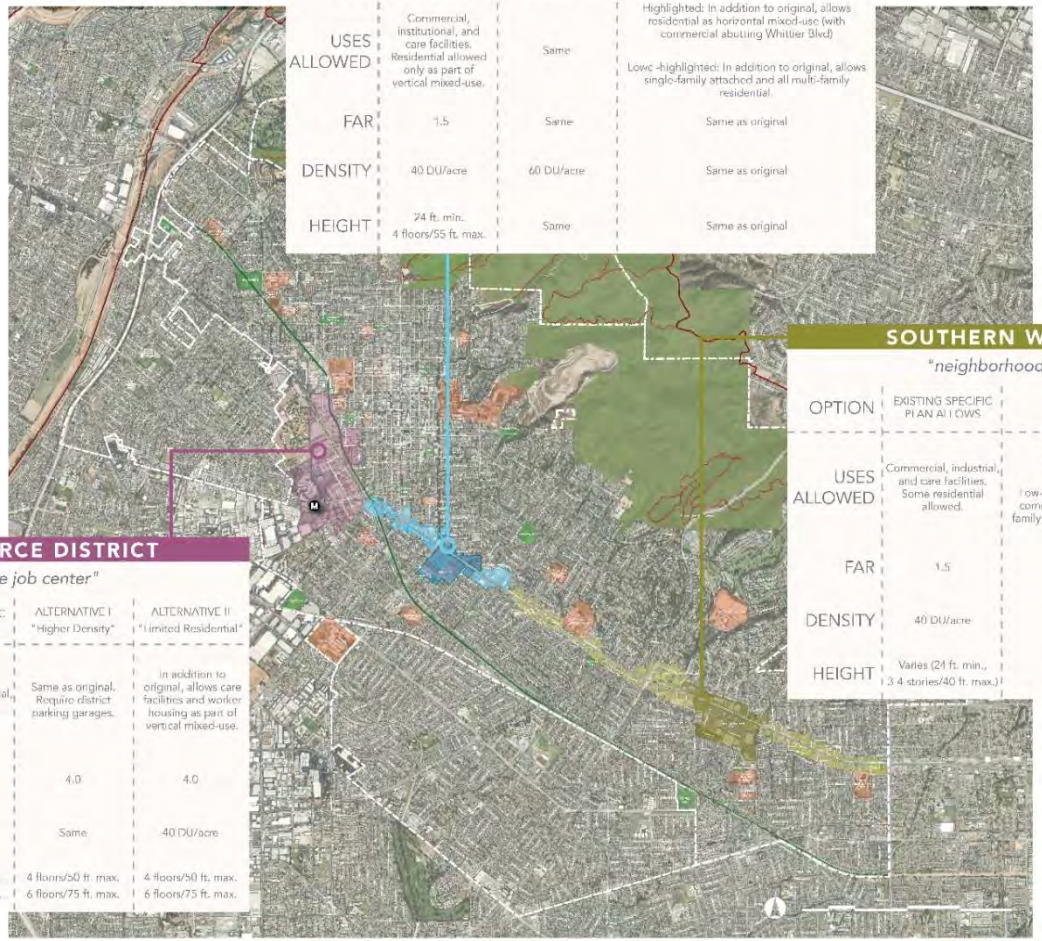
PLANNING COMMISSION

Land Use Alternatives

QUAD SECTION

"Grand Boulevard"

OPTION	EXISTING SPECIFIC PLAN ALLOWS	ALTERNATIVE I "Higher Residential Density"	ALTERNATIVE II "Horizontal Residential Allowed"
USES ALLOWED	Commercial, institutional, and care facilities. Residential allowed only as part of vertical mixed-use.	Same	Highlighted: In addition to original, allows residential as horizontal mixed-use (with commercial abutting Whittier Blvd) Lowe -highlighted: In addition to original, allows single-family attached and all multi-family residential.
FAR	1.5	Same	Same as original
DENSITY	40 DU/acre	60 DU/acre	Same as original
HEIGHT	24 ft. min. 4 floors/55 ft. max.	Same	Same as original



SOUTHERN WHITTIER

"neighborhood spine"

OPTION	EXISTING SPECIFIC PLAN ALLOWS	ALTERNATIVE I "Residential Increase"
USES ALLOWED	Commercial, industrial, and care facilities. Some residential allowed.	Highlighted: Same as original. Low-Highlighted: Neighborhood serving commercial and care facilities. All single-family attached and multi-family residential.
FAR	1.5	Same
DENSITY	40 DU/acre	Same
HEIGHT	Varies (24 ft. min., 3 4 stories/40 ft. max.)	24 ft. min., 4 stories/40 ft. max.

WORKFORCE DISTRICT

"visible job center"

OPTION	EXISTING SPECIFIC PLAN ALLOWS	ALTERNATIVE I "Higher Density"	ALTERNATIVE II "Limited Residential"
USES ALLOWED	Commercial, industrial, and institutional	Same as original. Require district parking garages.	In addition to original, allows care facilities and worker housing as part of vertical mixed-use.
FAR	2.0	4.0	4.0
DENSITY	Residential not allowed.	Same	40 DU/acre
HEIGHT	2 floors/30 ft. min. 5 floors/65 ft. max.	4 floors/50 ft. max. 6 floors/75 ft. max.	4 floors/50 ft. max. 6 floors/75 ft. max.

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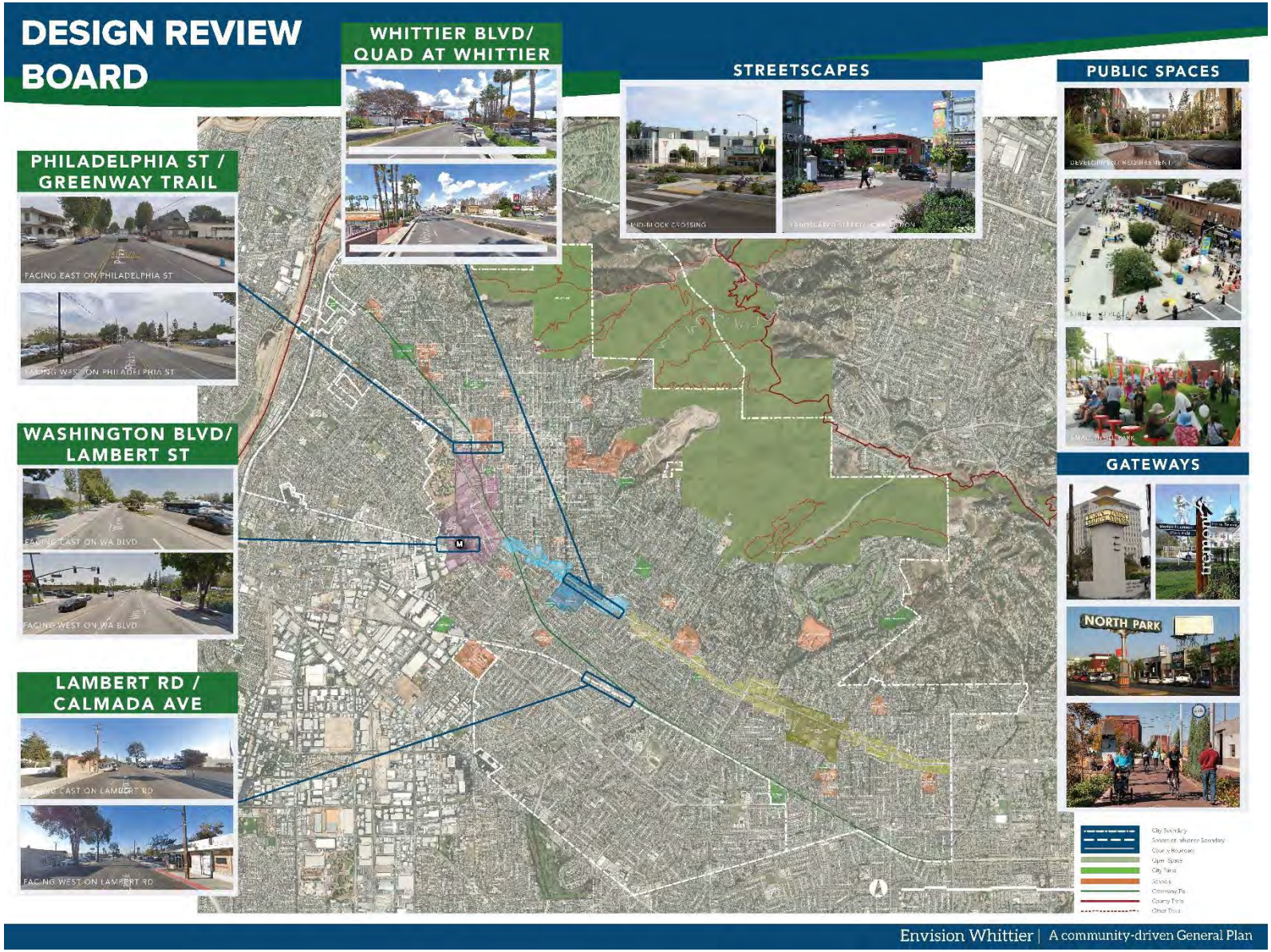
DESIGN REVIEW BOARD
WHITTIER BLVD/ QUAD AT WHITTIER
STREETSCAPES
PUBLIC SPACES
PHILADELPHIA ST / GREENWAY TRAIL
FACING EAST ON PHILADELPHIA ST
FACING WEST ON PHILADELPHIA ST
WASHINGTON BLVD/ LAMBERT ST
FACING EAST ON WA BLVD
FACING WEST ON WA BLVD
LAMBERT RD / CALMADA AVE
FACING EAST ON LAMBERT RD
FACING WEST ON LAMBERT RD
GATEWAYS
NORTH PARK
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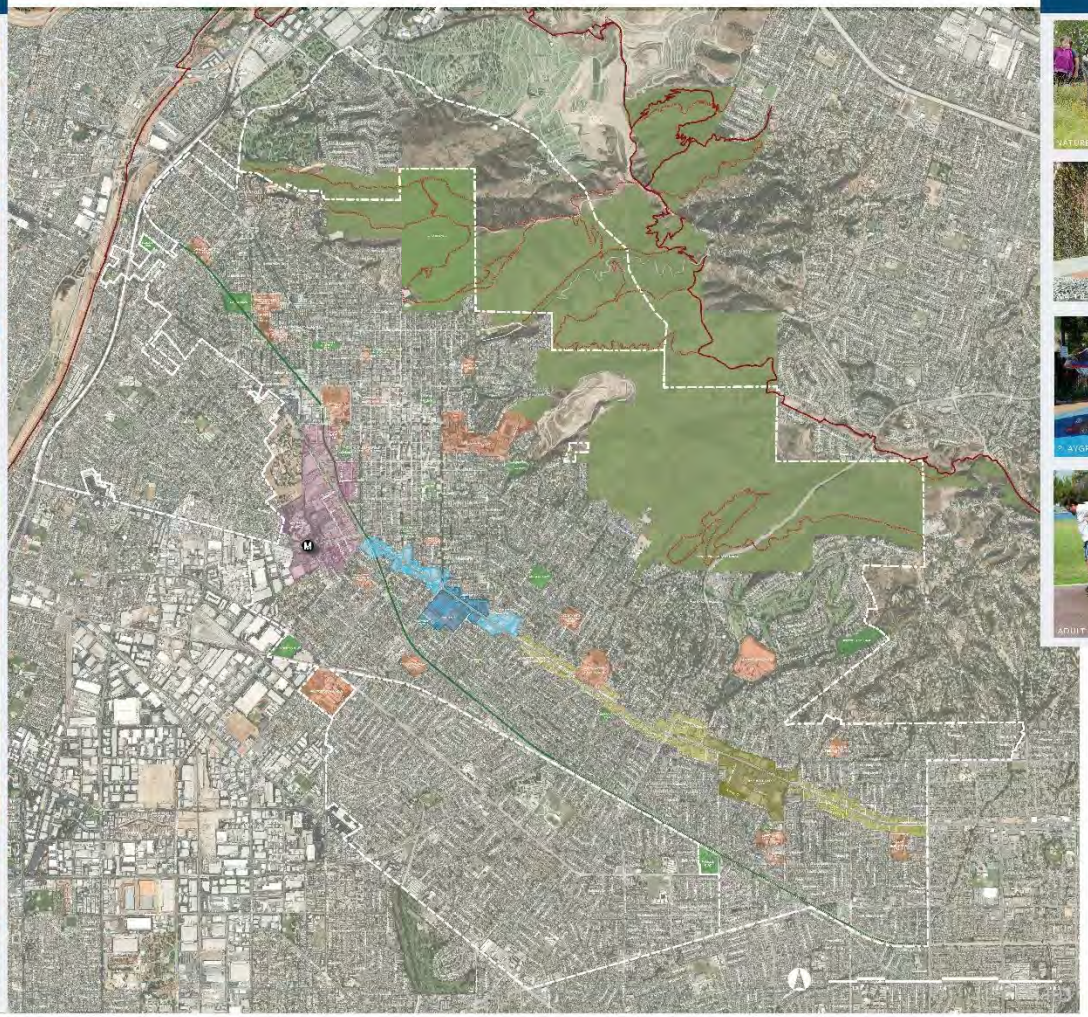
PARKS, RECREATION & COMMUNITY

PUBLIC SPACES



PLAY

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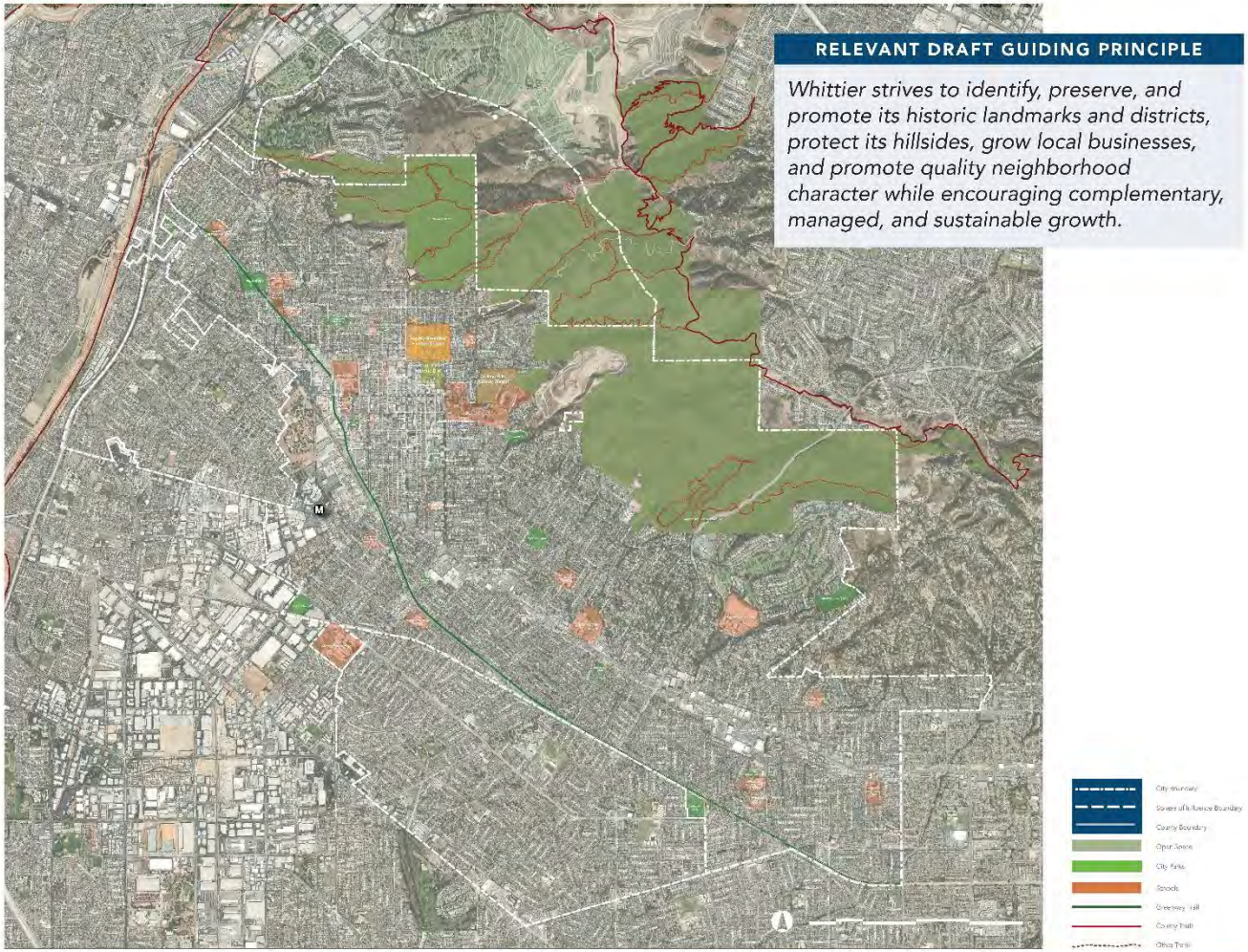
HISTORIC RESOURCES COMMISSION



RELEVANT DRAFT GUIDING PRINCIPLE

Whittier strives to identify, preserve, and promote its historic landmarks and districts, protect its hillsides, grow local businesses, and promote quality neighborhood character while encouraging complementary, managed, and sustainable growth.

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Appendix H: Breakout Discussion Facilitation Questions

Design Board

District Areas

- **Question 1: What would make this area feel and look more like a more cohesive and unique place?**
  - *Prompt:* If there are any areas of change within this area, what should new buildings there look like height, relationship to the street, etc.
  - *Prompt:* Are there historic places or landmarks to highlight?
  - *Prompt:* What would make this area more memorable and attractive (e.g., wayfinding, district gateways, consistent street furniture, public art, etc.)

- **Question 2: Are there open or public space opportunities?**
  - *Prompt*: What types of public spaces would most improve the area? Plazas? Flexible spaces? Open spaces to eat? Places with public art? Etc.
  - *Prompt:* What should these open or public spaces look like?
  - *Prompt:* For whom should these open or public spaces be designed? Who would be most likely to use these spaces?
  - *Prompt:* How do we introduce open space into areas that are park/open space poor?

- **Question 3: Are there any other areas that should be encouraged to be distinct?**
  - Prompt: What would make this area feel and look more like a more cohesive and unique place?
  - Prompt: Are there open or public space opportunities?

Corridors

- **Question 1: What would make this street feel and look more cohesive and unique?**
  - *Prompt:* If there are any areas of change within this corridor, what should new buildings there look like, how tall should they be, how far back from the street?
  - *Prompt:* Are there historic places or landmarks to highlight?
  - *Prompt:* What would make this corridor more memorable and attractive (e.g., wayfinding, district gateways, consistent street furniture, public art, etc.)?

- **Question 2: How could the design of future buildings or the street itself make a better environment for pedestrians?**
  - *Prompt:* Are there segments or key points along this street that would most benefit from small/flexible public spaces?
  - *Prompt:* Where should more pedestrian amenities be focused? What kind of amenities?

Gateways

- **Question 1: What type of gateway would best represent Whittier?**
    - *Prompt:* What images (i.e., people, landmarks, icons, etc.) best represent Whittier?
    - *Prompt:* Does it make sense to have a median, an arch, public art, etc.?

Historic Resources Commission

Existing Issues to Address

- **Question 1: What are the key challenges regarding historic preservation that the General Plan should address?**
    - *Prompt:* Have certain historic resources been lost that could have been preserved?
    - *Prompt:* Are there historic places or landmarks worth highlighting? Why

Existing Ordinances and Processes

- **Question 2: Should the City consider reviewing and updating the Historic Resources Ordinance and/or the Certificate of Appropriateness permit process??**
    - *Prompt:* Is the ordinance confusing and too technical?
    - *Prompt:* As the group that reviews and approves certificate of appropriate certificates, what are your thoughts on applications that come before the Commission?
    - *Prompt:* Have recent changes improved the process?
    - *Prompt:* How can process be improved?
    - *Prompt:* Are there other ways to promote historic preservation that isn't in the ordinance? How can historic preservation be incentivized?

- **Question 3: Should established historic districts be evaluated to include a context statement and identify contributing resources??**
    - *Prompt:* Do you agree or disagree with reviewing previously adopted historic districts?

How Can the City Use the General Plan to Protect Historic Resources

- **Question 4: Should the City explore drafting new context statements related to various development themes and time periods to add new historic and cultural resources?**
    - *Prompt:* How can the City better assess historic resources?
    - *Prompt:* Can participation in Certified Local Government be beneficial?
    - *Prompt:* How about more City staff training and assistance from other resources?

- **Question 5: What else can the City do?**
    - *Prompt:* Can technology be used to preserve historic resources, educate about local resources, and elevate the city to attract tourists and improvement economic development?
    - *Prompt:* Any other ideas?

Planning Commission

Whittier Boulevard/City of Whittier Land Use Changes

- **Question 1: Where along Whittier Boulevard would you consider land use changes? If so, what?**

- *Prompt:* Is standalone residential at higher densities appropriate? How many stories?
- *Prompt:* What about mixed uses? What do you see for the three major shopping centers? Whittwood Town Center, the Quad, and Whittier Marketplace? Are residential and experiential commercial (such as restaurants, public spaces, and entertainment uses) appropriate?
- *Prompt:* What guidance can be given toward land uses along Whittier and other commercial areas based on retail trends? Would you support reducing land designated as retail along the corridor?
- *Prompt:* Where else in the City of Whittier would you consider land use changes (e.g., Lambert Road)?

Employment Opportunities

- **Question 2: What type of employment opportunities should Whittier attract?**
  - *Prompt:* How does this align with PIH employment? Are there other employment sectors the City should look to add, retain, or strengthen?
  - *Prompt:* How could the City encourage these employment opportunities?

- **Question 3: Should the City protect existing industrial lands??**
  - *Prompt:* Within the City incorporated boundary, industrial lands represent less than two percent of the overall land. Should flexible uses allow clean office and technology uses?
  - *Prompt:* Should we protect manufacturing and light industrial uses and corresponding jobs?

Housing Opportunities

- **Question 4: How can the City provide for additional housing to meet demand? Should denser housing units be built? Where?**
  - *Prompt:* Where can we promote quality housing at a variety of densities? Should the City be considering higher densities across the board?
  - *Prompt:* Where can we promote live/work and mixed-use development to allow for more diverse housing opportunities?

Parking & Transportation Commission

Transportation Alternatives

- **Question 1: Are there other specific issues, opportunities or strategies you would suggest for inclusion in these strategies?**
  - *Prompt*: How do you think people should get to/from potential future Metro rail station?
  - *Prompt:* What is more of a priority for you, reducing congestion/VMT/GHG or improving mobility, accessibility, and/or travel options?
  - *Prompt:* What about safety and comfort for roadway users? For whom should these transportation systems be designed? Who would be most likely to use these services?
  - *Prompt:* How do we introduce citywide strategies in areas where people may have other priorities?

- **Question 2: Which of the alternatives presented best reflects the mobility environment envisioned for Whittier?**
    - *Prompt:* Agreement with weekday/weekend routes and times of service?
    - *Prompt:* General preference of transit options vs. technology/shared mobility services options?
    - *Prompt:* Is there something you would change to make one of these options better for Whittier?

Complete Streets

- **Question 1: What would make streets in Whittier feel and look like a more cohesive and unique place?**
    - *Prompt:* Are there any specific streets or intersections where you would suggest a change that would make it feel much safer or easier to travel?
    - *Prompt:* Are there any other corridors you would suggest considering for a bike facility? If so, what kind?
    - *Prompt:* Do you think streets and developments should be designed primarily with people in mind who would walk, bike, or take a vehicle to their destination?

- **Question 2: How could the future design of streets make a better environment for pedestrians?**
    - *Prompt:* Most large intersections are the intersection of four lane roadways. What should be included at signalized intersections and crossings? Unsignalized locations?
    - *Prompt:* Where should more pedestrian amenities be focused? What kind of amenities?
    - *Prompt:* What about midblock? Residential neighborhoods where intersections are smaller intersections of two-lane streets?

Parks, Recreation and Community Services Commission

Recreational Needs

- **Question 1: Given the lack of available land, what approaches can be taken to provide additional public recreational/open space facilities?**
    - *Prompt:* Most parks are passive or natural? Where can new athletic fields be added, especially soccer fields?
    - *Prompt:* Should new parks be added in underserved areas? What about areas east of Colima Road? Other areas?
    - *Prompt:* What other recreation opportunities should be explored or added?

- **Question 2: How can the City improve recreational programming and services?**
    - *Prompt:* Is there a need for more community centers and facilities? How about recreational programming? What kind? Where?
    - *Prompt:* Is there a need for City events? What type? Should there be dedicated space to accommodate these?

Trails

- **Question 3: How can the City improve access to popular open space trailheads without negatively impacting adjoining residential neighborhoods?**
    - *Prompt:* Hellman Park and Turnbull Canyon trailheads have been an issue for adjoining neighborhoods; have preferential parking programs been beneficial? Are more changes needed? What do you suggest?

Urban Public Spaces

- **Question 4: Should the City consider activating commercial properties (adding gathering areas for events and/or public amenities) along Lambert Road adjoining the Greenway Trail or other places in Whittier? If so, where?**
    - *Prompt:* There are some underutilized commercial properties that could benefit from better interface between Greenway trail? Are there properties or streets that might benefit from improvements: greening, sustainability, water quality improvement, adding passive spaces, community gardens, etc.?

Appendix I: General Plan Revision: Historic Resources (Submitted by Linda de Vries)

SECTION 9 OF THE GENERAL PLAN REVISION: HISTORIC RESOURCES
By Linda de Vries – September 9, 2018

This is the same document Karen Bennett and I submitted on August 31, 2018, with the elimination of all but the Goals and Policies we recommend be included in the General Plan.

All other material we recommend be included as well, but defer to the editor who shapes the overall General Plan final document in relation to state requirements.

Some of the material in our previous submission referred to interpretation of and possible revision of the HRC Ordinance. A study session and revision of the Ordinance is still a primary goal, but the details do not belong in the General Plan, so I have eliminated them here. Policies in black are in the current General Plan; **policies in red** are recommended by Bennett and de Vries.

I have included here all the "distillations" of our key points, but wish to emphasize that all policies remain recommended. The original submission is still important for cross-referencing, but I think this edition will make discussion among commission members and with the consultant more efficient. I have changed "shall" to "will."

We emphasize these Key Points in the following document

ONE The City will retain the historic resources element of the current General Plan, with additional policies and with revisions of the Historic Resources Ordinance, primarily structural rather than substantive, that will increase efficiency in the handling of historic properties while maintaining crucial citizen oversight.

TWO **Policy I**: The City will ensure that the Historic Resources Commission set its agenda, meet monthly and publish minutes arising from codified duties assigned it in WMC 2.50.040.

THREE: **Policy III**:
The City will explore Certified Local Government (CLG) participation at the state and federal level, giving Whittier a chance to apply for grant funds for focused preservation activities.

FOUR **Policy IV**:
The City will direct a study session with the Historic Resource Commission and staff on WMC 18.84 and attendant documents in order to clarify and amend the Ordinance as necessary, **especially the points in "Guidelines for Amendment" on page nine of this document,** to implement all the policies noted below and to create consistency among all City documents and material on the website.

FIVE **Policy 1.1**
The City will ensure that the definitions of categories in its Historic Resources Ordinance maintain currency with evolving preservation practices, and are used with consistency throughout its documents and website. (Refer to boxed "Guidelines for Amendment.")

SIX **Policy 1.2**
The City will clarify the criteria and procedures for assigning properties to codified categories: *historic resource, contributing resource, non-contributing resource,* and *landmark.* (Refer to boxed "Guidelines for Amendment.")

SEVEN Policy 1.3
The City will ensure consistent and discrete use of the Nomination for Landmark Status and the Certificate of Appropriateness. (Refer to boxed "Guidelines for Amendment.")

EIGHT Policy 1.4
Identify buildings, sites, objects, neighborhoods, landscaped areas, and gardens that have special significance to the history and/or character of Whittier. (Refer to boxed "Guidelines for Amendment.")

NINE Policy 2.4
Establish Historic Districts, as appropriate, to protect Whittier's historic neighborhoods, and to preserve and enhance the distinctive visual and functional image of Whittier. (Refer to boxed "Guidelines for Amendment.")

TEN Policy 2.6
The City will nominate buildings and neighborhoods of historic significance to the National Register and State Historic and local Landmark Programs.

ELEVEN Policy 3.1
The City will promote, encourage, and assist, as appropriate, efforts to educate the public about the history, heritage, and resources of Whittier.

Distilled to Eight Points for the September 5, 2018 Commissioners Workshop

1. Retain the Historic Resources Section of the current General Plan with the additional policies recommended by the HRC.

2. Ensure that the Historic Resources Commission set its agenda, meet monthly and publish minutes based on codified duties assigned in WMC 2.050.040, the City's specific plans.
   HRC Policy I
   Setpember 12, 2018 meeting to focus on discussion of Section 9 of the General Plan revision.

3. Explore the City becoming a Certified Local Government.
   HRC Policy III

4. Hold a study session with commissioners and City staff to clarify, streamline and amend the Historic Resources Ordinance focused on the HRC "Guidelines for Amendment" – definitions, criteria, application forms and procedures.
   HRC Policies IV, 1.1, 1.2, 1.3

5. Devise methods, within the City's budget, for completion of the comprehensive survey of historic resources and designation of contributing resources within historic districts.
   HRC Policy 1.4

6. Establish additional historic districts identified in the General Plan of 1993 and the Uptown Specific Plan and others proposed, and identify both *historic resources* and *contributing resources* within each district.
   HRC Policy 2.4

7. Nominate buildings and districts to national, state and local landmark programs.
   HRC Policy 2.6

8. Promote, encourage, assist and undertake public education about the history, heritage and resources of the City.
   HRC Policies 3.1 and 3.2

Distilled to Three Points at the September 5, 2018 Commissioners Workshop

1. Create a more encouraging process and positive experience for people who participate in the historic preservation process. (Bennett/de Vries Policy 3.1.)

2. Bennett/de Vries Key Point #4 with emphasis by Pryor on researching other cities and using "best practices" [needs definition] and defining criteria.
   Hold a study session with commissioners and City staff to clarify, streamline and amend the Historic Resources Ordinance focused on the HRC "Guidelines for Amendment" – definitions, criteria, application forms and procedures.
   HRC Policies IV, 1.1, 1.2, 1.3

3. Bennett/de Vries Key Point #4
   Retain the Historic Resources Section of the current General Plan with the additional policies recommended by the HRC.

INTRODUCTION

Policy 1: Include this Guiding Principle in the revised General Plan:
"Whittier strives to preserve its historic landmarks and districts, protect its hillsides, grow local businesses, and promote quality neighborhood character while encouraging complementary, managed and sustainable growth." (Workshop Guiding Principles Summary)

HISTORIC RESOURCE MANAGEMENT PLAN

The Management Plan comprises three areas:

1. Resource identification, which contains the means for developing a listing of structures as suitable candidates for preservation, criteria for evaluating historical significance;
2. Resource preservation, which includes programs to minimize the alteration and prevent the destruction of significant structures, objects or sites;
3. Public awareness, which includes the creation of education programs, publications and material on the City's website to aid citizens in understanding the values of preservation and the processes by which they might preserve their own potentially historic property.

At this 2018 revision of the General Plan, however, there are over-arching policies that need to be implemented in order to consider those three areas.

Policy I: The City will ensure that the Historic Resources Commission set its agenda, meet monthly and publish minutes arising from codified duties assigned it in WMC 2.50.040.

Policy II: The City will strengthen preservation qualifications of development staff and Historic Resources Commission:

a. The City will appoint a fifth member of the Historic Resources Commission with high priority given to those who have expertise in preservation.
b. The city will hire or pay to train a staff person with professional qualifications in preservation planning.
c. The City will ensure that planning practices meet the highest and most current standards of preservation through continuing education of staff and HR Commissioners.

Policy III: The City will explore Certified Local Government (CLG) participation at the state and federal level, giving Whittier a chance to apply for grant funds for focused preservation activities.

Policy IV: **The City will direct a study session with the Historic Resource Commission and staff on WMC 18.84 and attendant documents in order to clarify and amend the Ordinance as necessary to implement all the policies noted below and to create consistency among all City documents and material on the website.**

HISTORIC RESOURCES GOALS AND POLICIES

Issue: Historic Resource Identification

Goal 1 Determine the nature and extent of Whittier's physical and cultural heritage.
(Consultants language: Determine the nature and extent of Whittier's physical and cultural heritage.)

Policy 1.1 **The City will ensure that the <u>definitions</u> of categories in its Historic Resources Ordinance maintain currency with evolving preservation practices, and are used with consistency throughout its documents and website. (Refer to "Guidelines for Amendment"**

- **a. Share research on how other communities address these terms: *historic resource, contributing resource, non-contributing resource,* and *landmark***
- **b. Define these terms in WMC 18.84.040 and consider listing them in sequence of process rather than alphabetical order**
- **c. Edit City documents and website to ensure consistent use of these terms throughout**
- **d. Eliminate use of non-codified terms "vintage" and "1941" in all documents and on website**
- **e. Consider the accuracy of the definition of D—Certificate of Economic Hardship—in relation to how the ordinance describes its purpose and process**
- **f. Consid**er how costs for review of properties in these categories may be covered

Policy 1.2 **The City will clarify the <u>criteria and procedures</u> for assigning properties to codified categories: *historic resource, contributing resource, non-contributing resource,* and *landmark.* (Refer to "Guidelines for Amendment")**

1. **The City will correct the mistake regarding the Certificate of Appropriateness application made in the 2016 amendment proposal that will make that amendment proposal unnecessary.**
   - **a. Cease using the term "non-historic properties" and use only the codified terminology listed**
   - **b. Eliminate the non-codified "1941"**
   - **c. Retain WMC Section 18.84.030 that applies to all historic resources and structures that are at least fifty (50) years old**
   - **d. The City will amend WMC HR Ordinance Article II – 18.84.050 through 18.84.140 to**
     - **(1) Clarify each category and the procedures for nomination**
     - **(2) Clarify the local official register listings (18.84.110)**
     - **(3) Eliminate 18.84.140, since there are no longer any development funds**
2. **The City will correct a second mistake caused by *lack of completion* of both the McKenna and Chattel surveys that has led to the erroneous statement: "There is now a clear distinction between "historical" and "vintage" residential properties (2016 proposal," by dispensing with the term "vintage" and applying WMC as written, based on these facts: (Refer to original submission for supporting data.)**
3. **The City will add this sentence to the criteria for landmark status: "Should the city council decide not to grant landmark status to a nominated eligible historic resource, the property will nevertheless remain eligible for future listing."**

Policy 1.3 **The City will ensure consistent and discrete use of the Nomination for Landmark Status and the Certificate of Appropriateness. (Refer to "Guidelines for Amendment")**

1. **Create a Nomination for Landmark Status form *different from* the Certificate of Appropriateness (website and staff now erroneously conflate the two forms, leading to procedural confusion for council, staff, HRC, and property owners.**
2. **Distinguish clearly on the website (as the Ordinance already does) between a Certificate of Appropriateness for work to be done on a property, a Waiver of C of A, and a Certificate of Economic Hardship; clarify the purpose of a Certificate of Economic Hardship. See WMC 18.84.150 –Certificate of Appropriateness Requirements and WMC 18.84 – Certificate of Economic Hardship Requirements.**
3. **Define the follow-up process used when a Waiver is issued**

Policy 1.4 Identify buildings, sites, objects, neighborhoods, landscaped areas, and gardens that have special significance to the history and/or character of Whittier. (Refer to "Guidelines for Amendment")

A number of studies and field surveys have been made on Whittier's historic structures, but a comprehensive survey needs to be done. While the City may not have the resources to complete the survey, there are [*the members of the Historic Resources Commission*], community groups and interested individuals who could assist the City in this program. The City will combine past surveys and studies and work with community groups on preparing a comprehensive survey of cultural and historic resources in the City.

Timing: 2019-2020
Agency: Historic Resource Commission, Department of Community Development
Funding: General Fund (Current Whittier GP 10-6, timing dates changed; italics mine)

(Complete the Comprehensive Survey as defined in the current General Plan—residential and non-residential properties 50 years old or older, which will be 1970 when new General Plan goes into effect. Refer to original submission for supporting data.)

In completing a survey of historic resources, the General Plan will give immediate and special attention to documents *adopted but never fully implemented or never adopted:*

a. **Elements of the current General Plan itself**
b. **The 2008 (revised. 2014) Uptown Specific Plan (USP)**
   (1) **The properties labeled "historic assets" will be given their correct definition as "historic resources" and thus protected as intended by the USP**
   (2) **The two additional historic districts identified in the USP will be designated**
c. **The 2015 Non-Residential Survey (presently underway)**
   (1) **City Hall and the adjoining library are mid-century designs of architect William H. Harrison. City Hall has been designated a Landmark. The Library is pending, but it should be designated forthwith.**
   (2) **The City will create a Civic Center Specific Plan to that any remodeling of these two structures is consistent with the U.S. Secretary of Interior Standards.**

Policy 1.5 Require investigations for new development during the environmental review to evaluate the potential for archaeological and paleontological resources.

Many archeological and paleontological resources are overlooked or damaged during grading and excavation activities. The City will monitor excavation activities so that any fossils found may be quickly and safely recovered.

Timing 2019
Agency Planning Department
Funding General Fund (Current Whittier GP, 10-8, slightly edited)

Issue: Historic Preservation

Goal 2 Develop an historic resources preservation program, recognizing that effective utilization of the City's historic resources supports community identity and appeal, social and economic vitality, and neighborhood stability.

(Consultants language: Develop a historic resources preservation program, recognizing that effective utilization of the City's historic resources supports community identity and appeal, social and economic vitality, and neighborhood stability.)

Policy 2.1 Update the City's historic resources ordinance as needed to protect identified historic buildings, sites, trees, gardens, and neighborhoods.

Policy 2.2: Once revisions for clarification are in place, the City will reduce fees for Nomination for Landmark Status and Certificate of Appropriateness, and eliminate the non-codified requirement of the property owner paying an independent "expert," to provide supporting data for the nomination, thereby ensuring consistency.

Policy 2.3: The City will "include language in the WMC that would allow historic properties to apply for a conditional use permit to operate as a non-conforming use if that helps preserve the integrity of a designated resource." (City Manager's proposal of 10/25/16)

Policy 2.4 Establish Historic Districts, as appropriate, to protect Whittier's historic neighborhoods, and to preserve and enhance the distinctive visual and functional image of Whittier. (Refer to boxed "Guidelines for Amendment" above.)

Historic Districts are overlay zones in the Zoning Ordinance that designate areas where historic preservation efforts will be focused. The District sets standards for the preservation of significant structures and ensures that new development is compatible with the existing community character. The City will identify and designate additional historic districts. The City will work with property owners in both understanding the value of designation and in mitigating economic hardship that may result from designation.

Timing 2019
Agency Historic Resources Commission, Department of Community Development
Funding General Fund (Current Whittier GP, 10-17, slightly edited)

1. **The Historic Resources Commission will meet to rectify inconsistencies of identified contributing resources among the historic districts and recommend codification of its findings.**
2. **The Historic Resources Commission will recommend codification of the additional historic districts identified in the USP.**

Policy 2.5 Encourage new development near historic structures, sites or districts to be compatible with the existing significant structures in scale, material, and character.

1. The City will develop design standards for new development near historic buildings or districts that will be compatible in scale and character. The City will review development projects for compatibility with adjacent structures and the neighborhood identity. The City will evaluate new development for compatibility with adjacent historic structures or districts.

   Timing 2019
   Agency Planning Department, Historic Resource Commission
   Funding General Fund (Whittier Current GP, 10-9, slightly edited)

2. **The City will give special consideration in this regard to the Hadley-Greenleaf intersection and the entire Hadley corridor from Greenleaf to Whittier Boulevard.**

3. **The City will develop implementation plans for this policy**
   a. **Ensure the hiring of at least one dedicated City Planning staff person with a background and focus in historic preservation who informs and participates in decision-making and in the project review process.**
   b. **Promote sustainable development and adaptive re-use of historic buildings whenever possible**
   c. **Adhere to the GP and all specific plans and not give developers variances that depart from those plans**

d. Ensure that new development should take into account nearby historic properties so as not to deny potential adaptive re-use.

Policy 2.6 The City will nominate buildings and neighborhoods of historic significance to the National Register and State Historic [and local] Landmark Programs.

State and Federal Programs provide a means for historic preservation and additional protection for structures and landscapes (street trees, gardens, etc.) with identified historical significance. The City of Whittier can avail of these benefits by applying for the designation of important structures. The City will nominate buildings and neighborhoods of historic significance to the National Register and State Historic Landmarks programs.

Timing 2019
Agency Historic Resource Commission
Funding General Fund (Whittier current GP, 10-47, unedited)
(Refer to "Guidelines for Amendment." Supporting data in original submission.)

Policy 2.7 Facilitate adaptive re-use of existing historic structures through the creation of incentives for developers.

The preservation of historic structures, when appropriate, will be accomplished by the rehabilitation of existing structures for adaptive reuse. This may include structural restoration to its original architectural design and form. Volunteers and financial loans can facilitate historic rehabilitation in Whittier. The City will use volunteer labor, loans, and grants to encourage the rehabilitation of historic structures. The cost of historic preservation can be reduced by tax incentives and financing options available through State, local, and private agencies. The City will promote preservation by disseminating information of available incentives, loans, and financing programs for historic structures. The City will feature available tax incentives and financing options for historic structures in a brochure or handout at City Hall. The City will provide economic incentives for historic site preservation efforts. This may include reduced taxes, transfer development rights, direct compensation, reduced parking requirements, etc. The City will prioritize sites for funding based on the findings of the historic resource surveys undertaken as part of the Comprehensive City survey. The City will work with appropriate public and private organizations to obtain funds for the preservation of significant structures, sites, and landscaped areas in the City.

Timing 2019
Agency Department of Community Development, Historic Resource Commission
Funding General Fund (Whittier current GP 10-20, unedited)

Policy 2.8 The City will disseminate standards for adaptive reuse of historic structures.

The adaptive reuse of historic structures will lead to greater historic preservation efforts in the City. It encourages property owners to preserve historic structures and at the same time provides options for changing the use of the structure. By establishing guidelines and standards for adaptive reuse, there will be greater awareness of opportunities for rehabilitation. The City will develop standards for the reuse of historic structures. The standards will include incentives to encourage adaptive reuse and discourage lot splits.

Timing 2019
Agency: Planning Department
Funding General Fund (Whittier current GP 10-45, unedited)

The USP defines the tasks:

- Adaptively reuse existing buildings
- Use existing buildings as catalysts for future development
- Plan for infill with appropriate size, scale, massing and design compatible with historic structures
- Use the existing historic built form to influence new buildings

- Use existing historic land use patterns to inform future decisions (e.g. civic, institutional, residential, and commercial)

The HRC will regularly review the City's Historic Resources Register and work with Planning or Code Enforcement when historic resources change ownership or deteriorate.

Policy 2.9 The City will require compliance with State and Federal cultural and historic resource preservation standards and regulations, including the following, updated annually: (List is in original submission.)

Timing: Ongoing
Agency Community Development Department
Funding General Fund (Whittier current GP 10-45—47, unedited)

Policy 2.10 Encourage the preservation of open areas around historic buildings.

Issue: Public Awareness

Goal 3 Promote public awareness of Whittier's history and heritage.
(Consultants: Promote public awareness of Whittier's history and heritage.)

Policy 3.1 Promote, encourage, and assist, as appropriate, efforts to educate the public about the history, heritage, and resources of Whittier.

The colorful history of the Whittier area and the variety of historical structures and sites that presently exist can be used to market the City as a desirable place to live or to invest. Preservation programs can be tied with efforts to attract homebuyers, developers and investors into the City. It will continue to support cultural activities (such as Founders Day, field trips, presentations, street fairs, etc.) and educational and promotional materials (videos, articles, brochures, etc.) to expand public awareness in the City. The City will work with the Board of Realtors and other local groups for promoting the historic resources of the City, to market it to potential investors, residents, and visitors.

Timing 2019
Agency **Historic Resources Commission,** City Manager, Community Development Department
Funding General Fund (Whittier current GP, 19-17—18, unedited)

1. **The HRC and city staff will work together to ensure common understanding of all terms and processes in the HR Ordinance, and create a public education program, which shall:**
   a. **Correct inaccuracies and inconsistences on the city's documents and website**
   b. **Provide clear links to all downloadable brochures, applications, and procedures**
   c. **Create a manual that lists all of the historic resource materials available on the website.**
   d. **Identify historic district and Uptown Specific Plan boundaries with street signage**
   e. **Create a brochure for each district that identifies landmarks, contributing resources, and benefits and incentives available for residents.**
   f. **Place maps of the historic districts in City Hall for reference by both public and staff**
2. **The city will consult with local organizations like the Whittier Conservancy, the Whittier Historic Neighborhood Association, and the Whittier Historical Society and Museum, which can be helpful in assisting the city and the HRC in preparing updated inventory additions.**
3. **The HRC should regularly study current trends and best practices in preservation and make recommendations to the city council that allow City policies and procedures to reflect them.**

Policy 3.2 The City will work collaboratively with area organizations to] provide information to the public on tax incentives and financing available for historic preservation activities.

1. Formulate outreach programs informing community members about programs, like the Mills Act, that can benefit property owners.
2. Ensure consistency in the issuance of Certificates of Appropriateness and Waivers, to avoid unequal application of the law that could put the city in a position of risk regarding possible litigation.
3. Post discretionary decisions on the part of staff in a prominent place so citizens have the opportunity to appeal.
4. Send periodic notices to owners of landmark properties or properties within a district reminding them

IMPLEMENTATION PROGRAM

Policy: Include in Section 9 the HR portions of Section 10 of the current GP, unless overall structure of the GP dictates otherwise. Text and table eliminated here.

Envision Whittier
A community-driven General Plan

Whittier Housing Element
November/December 2020 District Workshops Summary

Introduction

In 2017, the City of Whittier ("City") launched efforts to update its General Plan, which establishes a framework for making land-use decisions that affect the quality of life in Whittier. The Whittier Housing Element ("Housing Element") is one of the State's mandatory General Plan elements. The Housing Element provides goals, policies, and actions that help Whittier plan for current and future housing needs for all segments of its population and expresses community goals about housing. Community input is critical to developing a Housing Element that responds to community needs, values, and preferences.

In November and December 2020, the City hosted five community workshops to collect input on housing challenges, needs, and strategies from a broad cross-section of residents and stakeholders. Following guidance from public health agencies regarding public gatherings and COVID-19, the meetings were held virtually using online video conferencing. Twenty-seven (27) community members participated in one or more of the five workshops. Workshop dates and participation metrics are summarized in Figure 1.

Figure 1. Invitation and Participation by Groups Served

District	Date	Number of Participants
District 1: Council Member Martinez	December 1, 2020	2
District 2: Mayor Pro Tempore Bouchot	November 30, 2020	7
District 3: Council Member Warner	December 10, 2020	4
District 4: Council Member Dutra	December 9, 2020	9
Citywide in Spanish: Mayor Vinatieri	December 3, 2020	5
Total	***N/A***	***27***

MIG planners, Lisa Brownfield, Diana Gonzalez, and Jessie Hernandez, facilitated the meetings to ensure that discussion topics were documented. Mayor Vinatieri and City Council Members greeted meeting participants and provided opening remarks. The meetings included a PowerPoint presentation with discussion documented in real-time using Mural, a virtual whiteboard. The meeting PowerPoints and Murals are available in Appendix "A."
The project team leveraged the City's existing channels of communication to implement a high-touch and high-tech outreach strategy. Outreach methods included City and project website

updates, social media posts, a direct mailing, and e-blasts. These methods and activities are documented in Figure 2.

Figure 1. Workshop Outreach Methods and Activities

Method/Outreach Activity	URL	Date(s)	Number of Recipients
Website Updates			
City website updates	https://www.cityofwhittier.org/	November 2020	N/A
Series of Envision Whittier website updates	https://www.envisionwhittier.org/	November and December 2020	N/A
Social Media Posts			
2 “Whittier City Hall” social media posts	https://www.facebook.com/whittiercitygov	November 24, 2020 and November 30, 2020	N/A
2 “Envision Whittier” social media posts	https://www.facebook.com/WhittierGeneralPlan/	December 3, 2020 and December 10, 2020	N/A
1 “Envision Whittier” boosted Facebook post	https://www.facebook.com/WhittierGeneralPlan/	November 30, 2020	N/A
5 “Envision Whittier” Facebook events	https://www.facebook.com/WhittierGeneralPlan/	November 30, 2020	N/A
Direct Mailing			
Letter invitations and flyers mailed to stakeholder organizations	N/A	November 2020	52
E-Blasts			
E-blast to Envision Whittier subscribers	N/A	November 2020	321
2 E-blasts to stakeholder organizations	N/A	November 20,2020 and December 10, 2020	73

Key Themes

Key themes and takeaways from the discussion are listed below by question.

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?

- ***City Ordinances and Zoning*** – Too low-density zoning, minimum square feet ordinance, and inefficient use of land.
- ***Complete Neighborhoods*** – Long distances between housing and job opportunities, lack of public and communal spaces, lack of convenient and accessible shopping.
- ***Development Costs*** – Costs of land, construction, impact fees, permitting fees, and mitigation measures make it challenging to find projects that make financial sense for developers and investors.
- ***Funding*** – Lack of funding to develop affordable housing.
- ***Homelessness*** – The homeless (unhoused) crisis.
- ***Inequities*** – Inequities between Council Districts (e.g., unhoused people and households are concentrated in District 1 and Downtown) and school funding varies between City Council Districts.
- ***Job Opportunities*** – Job losses and a lack of opportunities.
- ***Lack of Affordable Housing*** – Lack of affordable housing options for all income levels and many cost-burdened households.
- ***Land Availability*** – Lack of available land and the built-out nature of Whittier.
- ***Local Opposition*** – Homeowner opposition to changing neighborhoods.
- ***Overcrowding*** – Issues with overcrowding.
- ***Range of Needs*** – Diverse needs for a variety of groups, including renters, undocumented households, people with disabilities, and unhoused households.
- ***Renting*** – Lack of options for renters, high costs for renting, and fair housing issues (e.g., owners not maintaining units and treating renters badly).
- ***Transportation Infrastructure*** – Traffic, lack of access to reliable and safe multi-modal transportation options (e.g., public transit, walking and biking), parking availability and the ratio of cars to residents.
- ***Variety of Housing Types*** – Lack of a variety of housing options and, particularly, affordable options.

Question 2. What types of housing are particularly needed in the community?

- ***Accessory Dwelling Units*** – Encourage the development of Accessory Dwelling Units (ADU's) in existing single-family neighborhoods.
- ***Affordable Housing*** – Housing options for all income levels, including very low-, low- and moderate-income levels and the "missing middle," or those who earn too much for income-restricted housing but too little for market rate housing.
- ***Housing for Vulnerable Groups*** – Housing for a variety of vulnerable and special needs groups, including seniors, undocumented and unhoused individuals.
- ***Inclusionary Housing Ordinance*** – Develop an inclusionary housing ordinance to require affordable housing units.

- ***Increase Density*** – Increase density throughout the City and allow for new land uses.
- ***Innovative Strategies and Solutions*** – Explore innovative strategies and solutions to support affordable housing and homeownership such as co-living opportunities, flexible housing types, and micro-apartments.
- ***Mixed-Use*** – Allow for more mixed-use development (e.g., stacked apartments with ground floor retail) and add commercial uses around existing multi-family developments.
- ***Outreach and Engagement*** – Increase and sustain outreach and engagement efforts and activities to collect input and hear local voices.
- ***Resources and Services*** – Provide a range of resources and supportive services for vulnerable groups, including cost-burdened and unhoused households.
- ***Transit Oriented Development*** – Develop high-density residential and commercial uses around existing and planned high-quality public transportation corridors.
- **Walkable Neighborhoods** – Develop vibrant and walkable neighborhoods with convenient access to services.

Question 3. Whittier's new housing need allocation is 3,431 housing units during the next eight years. The City challenged this allocation with SCAG. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, mixed use.

- ***Affordability Requirements*** – Create and enforce affordability requirements and do not allow developers and owners to buy themselves out of requirements.
- ***City Requirements*** – Reduce parking requirements and minimum square footage.
- ***Complement Existing Development*** – Add residential and commercial uses that complement existing uses.
- ***Design and Landscaping*** – Maintain high quality design and landscaping standards for new housing and multi-family developments.
- ***Economic Development*** – Attract new businesses and provide convenient access to goods and services.
- ***Incentivize Housing*** – Incentivize housing and affordable housing.
- ***Increase Density*** – Increase density throughout the City and allow for moderate and high densities. Upzone existing multi-family areas and consider strategically subdividing lots.
- ***Innovative Strategies and Solutions*** – Explore and pilot innovative and creative strategies to increase affordable housing, including community land trusts, co-living opportunities, and micro apartments.
- ***Interest-Free Loans*** – Provide interest-free rehab loans for homeowners looking to rent units affordably.
- ***Mixed-Use*** – Allow for more mixed-use development (e.g., stacked apartments with ground floor retail) and add commercial uses around existing multi-family developments. Amend the Whittier Boulevard's Specific Plan to allow for more mixed-use.
- ***Partner with Nonprofit Developers*** – Partner with nonprofit and affordable housing developers to develop new affordable housing developments.

- ***Placemaking*** – Use placemaking strategies to create public gathering places, activate public spaces, and contribute to a shared sense of place.
- ***RHNA Target*** – Some participants encourage the City to embrace the RHNA target and develop much needed housing, while others feel that the target is too high.
- ***Redevelopment*** – Modify and redevelop empty and underutilized lots and buildings.
- ***Think Big*** – Be ambitious and think big. Explore unique and special designs and opportunities.
- ***Transit Oriented Development*** – Develop high-density residential and commercial uses around the planned Metro Gold Line and other high-quality transit corridors with reliable public transportation.
- ***Walkable Neighborhoods*** – Build new housing in walkable neighborhoods, increase walkability throughout the City, and encourage more pedestrian-oriented mixed-use developments.

Question 4. Where should the single family and multifamily housing be located within your District and Citywide?

- ***Existing Commercial Uses*** – Repurpose underutilized commercial spaces, including underperforming areas along Whittier Boulevard and anchor tenant spaces.
- ***Existing Single-Family Residential*** – Encourage ADU's in existing single-family residential neighborhoods.
- ***Existing Transportation Infrastructure*** – Build new housing close to freeways.
- ***Friendly Hills Area*** – Upzone the Friendly Hills area.
- ***Future Light Rail*** – Build housing around the planned Metro Gold Line.
- ***Hadley Street*** – Build new housing around underutilized areas of Hadley Street.
- ***Uptown*** – Build housing in Uptown.
- ***Walkable Areas*** – Build housing in walkable and accessible areas.
- ***Whittwood Town Center*** – Build new housing around the Whitwood Town Center.
- ***Whittier Boulevard*** – Build new housing and increase density around Whittier Boulevard.

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Whittier General Plan and Housing Element.

Envision Whittier
A community-driven General Plan

Whittier Housing Element
Summary of November/December 2020 District Workshops

Appendix

- Meeting PowerPoints
- Meeting Murals

HOUSING ELEMENT UPDATE: DISTRICT WORKSHOPS

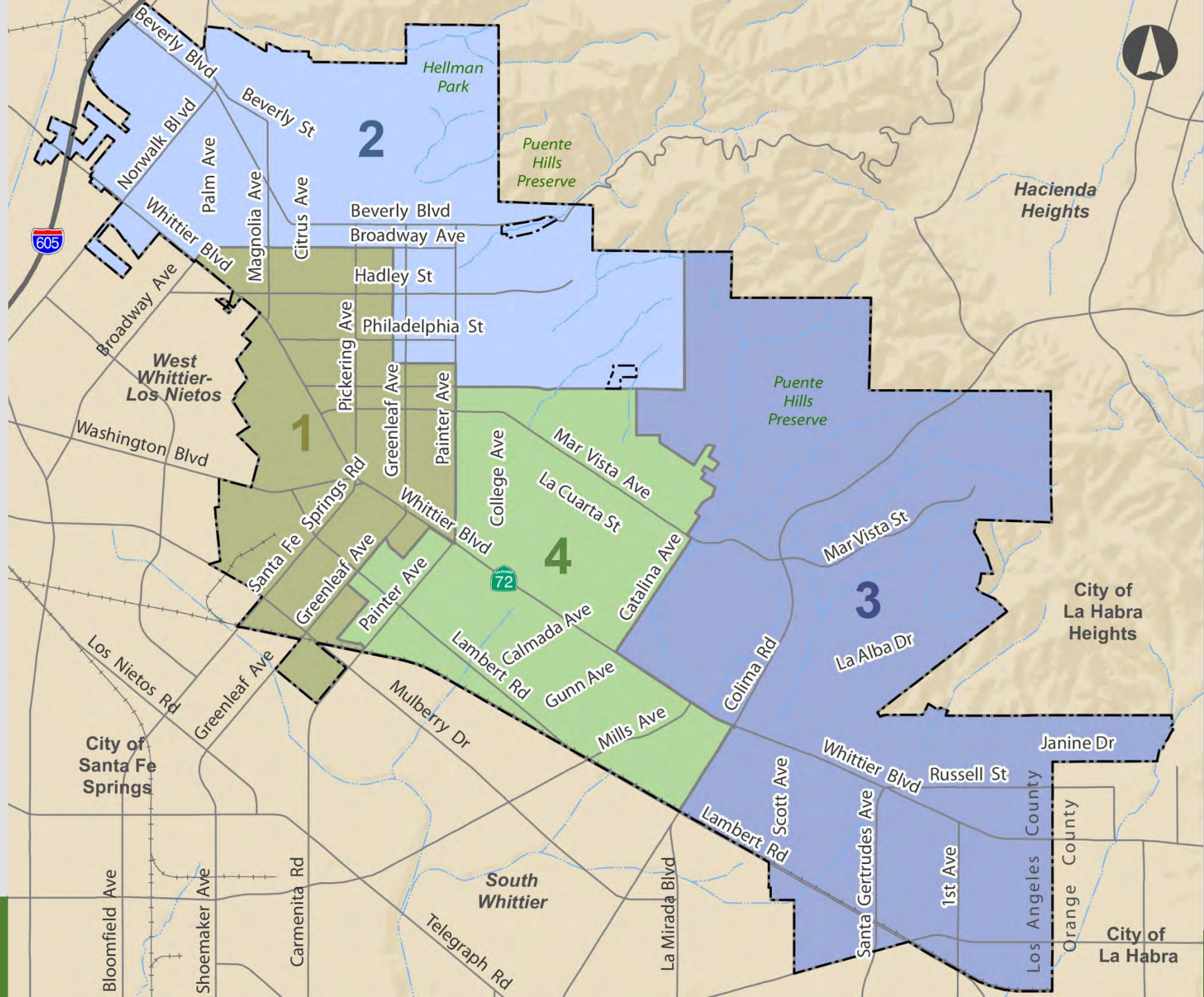
District 1: Tuesday, December 1st

District 2: Monday, November 30th
District 3: Thursday, December 10th
District 4: Wednesday, December 9th
Citywide in Spanish: Thursday, December 3rd

Council Districts

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

1 inch = 3,792 ft

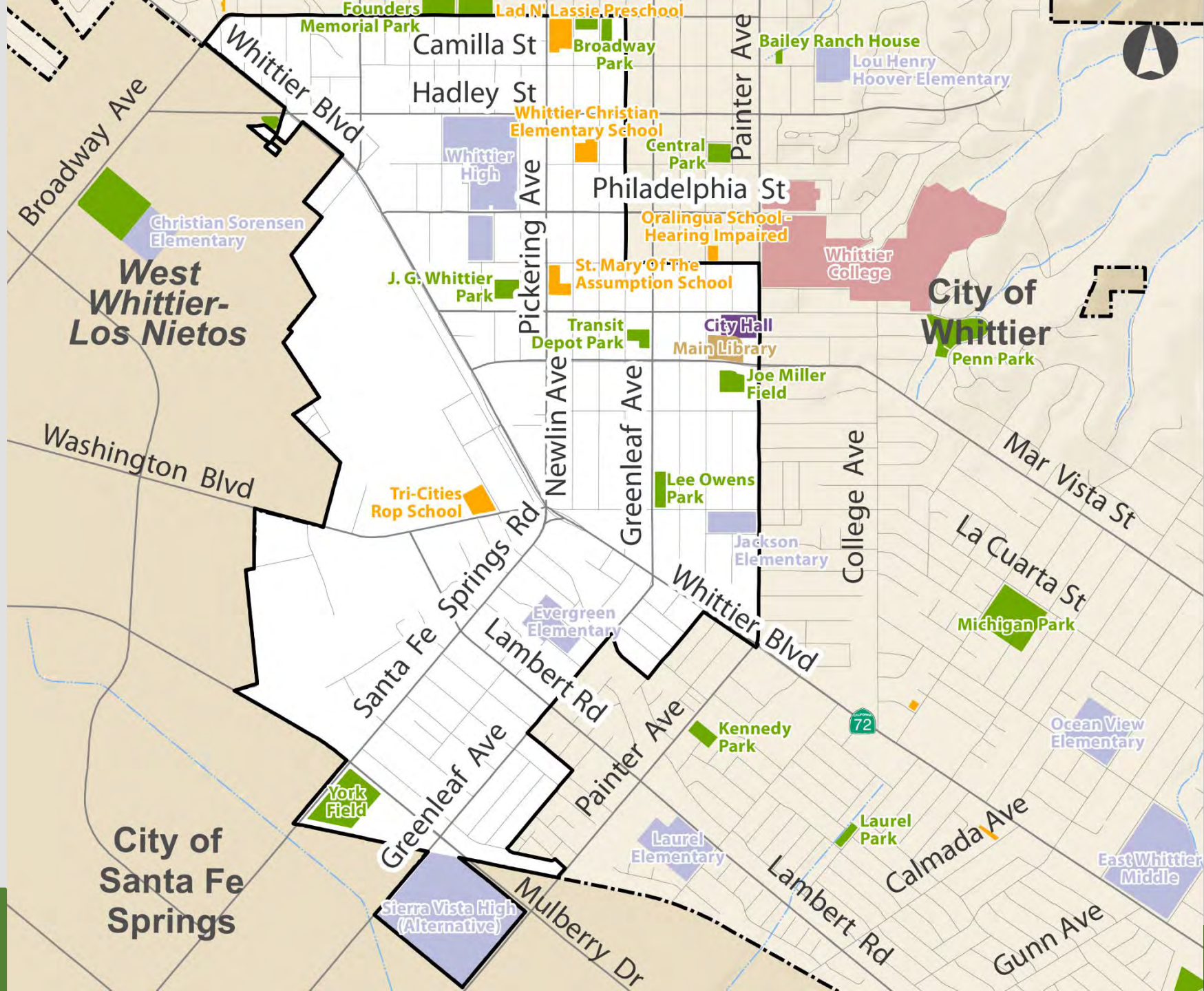


All Council Districts

Civic Landmarks

- Council District #1
- City Hall
- Main Library
- Parks
- Private Schools
- Public Schools
- Whittier College

1 inch = 1,768 ft



Council District #1

Mayor Joe Vinatieri’s Welcome

Council Member Jessica Martinez’s Welcome

Housing Element Project Manager

Don Dooley
Planning Services Manager

ddooley@cityofwhittier.org

Workshop Facilitators

Lisa Brownfield
Director of Planning
MIG

Jessie Hernandez
Project Associate
MIG

Joey Nielsen
Project Associate
MIG

Agenda

- Meeting Format and Zoom Tools
- Whittier Housing Update Process, Overview, and Timeline
- Questions for Participants

Meeting Format/Zoom Tools

How to Use zoom Video Conferencing

Black menu bar at top or bottom of screen:

Audio
Please mute yourself when not speaking

Video

Participants
- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

View
Gallery/Speaker View of videos and screen share can be changed in top right corner

Housing Element Process and Overview

- General Plan: visionary document providing a blueprint for growth and development

- Housing Element: one of seven mandated chapters called *elements*

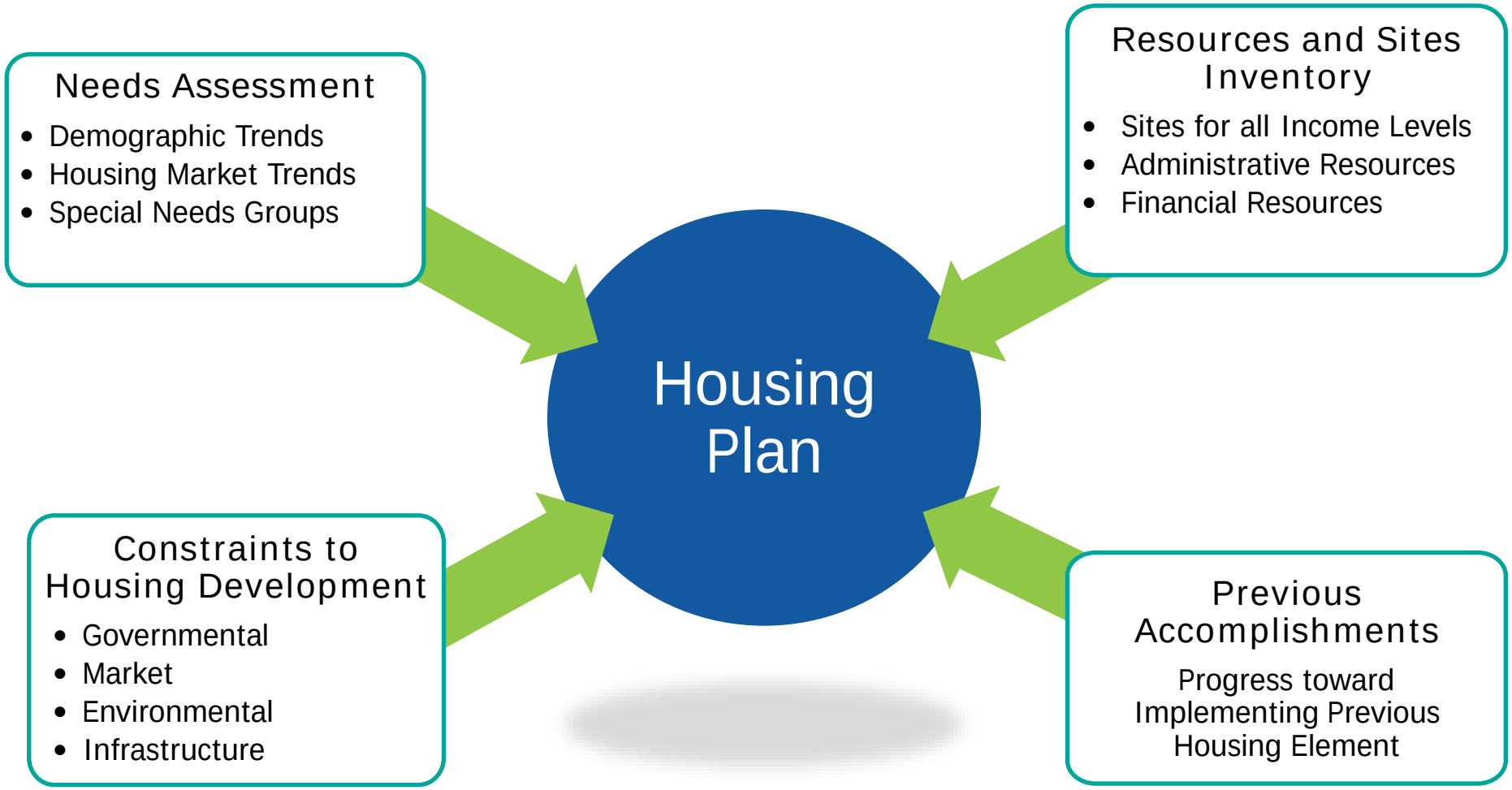
Housing Element

- Updated every eight years
- Required to be reviewed by California Housing and Community Development Department (HCD)
- Adoption deadline October 2021

Housing Element Legislative Intent

"The availability of housing is of **vital statewide importance**…[and] local and state governments have a responsibility to…**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community."

Housing Element Content



What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

41% of all Whittier households experience housing cost burden

Source: SCAG, 2020

State Income Thresholds for Los Angeles County

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	$23,700	$27,050	$30,450	$33,800	$36,550
Very Low (31-50% AMI)	$39,450	$45,050	$50,700	$56,300	$60,850
Low (51-80% AMI)	$63,100	$72,100	$81,100	$90,100	$97,350
Moderate (81-120% AMI)	$64,900	$74,200	$83,500	$92,750	$100,150
Median Income	$54,100	$61,850	$69,550	$77,300	$83,500

Affordable housing = 30% of household income

Example: $90,100 x 30% = $27,030/12 months -> $2,252 per month

AMI = Area Median Income
Los Angeles County AMI = $77,300 (family of 4)

Affordable Housing Cost by Job

Source: Zillow.com mortgage data; Rent Jungle rent trend data October 2020

What is the RHNA?

Regional Housing Needs Allocation:

HCD determines RHNAs for each Council of Governments

→

RHNA for SCAG region: 1,341,827 housing units

→

RHNA for Whittier: 3,431 housing units

Estimated RHNA by Income Group

Income Group	% of AMI	Whittier 2021- – 2029 RHNA	% Of Units
Very Low	31-50%	1,022	29.8%
Low	51-80%	535	16.6%
Moderate	81-120%	555	16.2%
Above Moderate	120% +	1,319	38.4%
Total		*3,431*	

Source: SCAG, 2020

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)

(not a construction obligation)

Meeting the RHNA

- Approved housing and mixed-use projects

  Projects that will receive Certificate of Occupancy after June 30, 2021
- Projects in the application pipeline
- Potential sites
  - Vacant sites
  - Underutilized sites that could redevelop
  - Accessory dwelling units (“granny flats”)

Housing Element Sites Assumption

Density = Affordability

Above Moderate Income

Moderate Income

Lower Income

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Accessory Dwelling

What does density look like?

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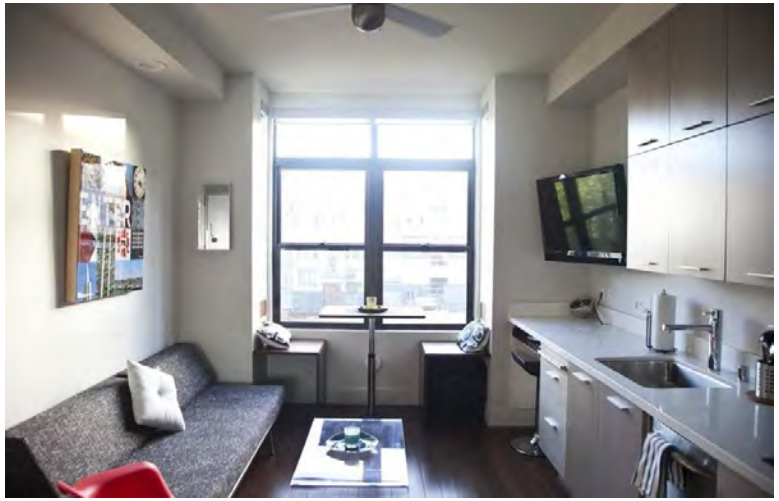

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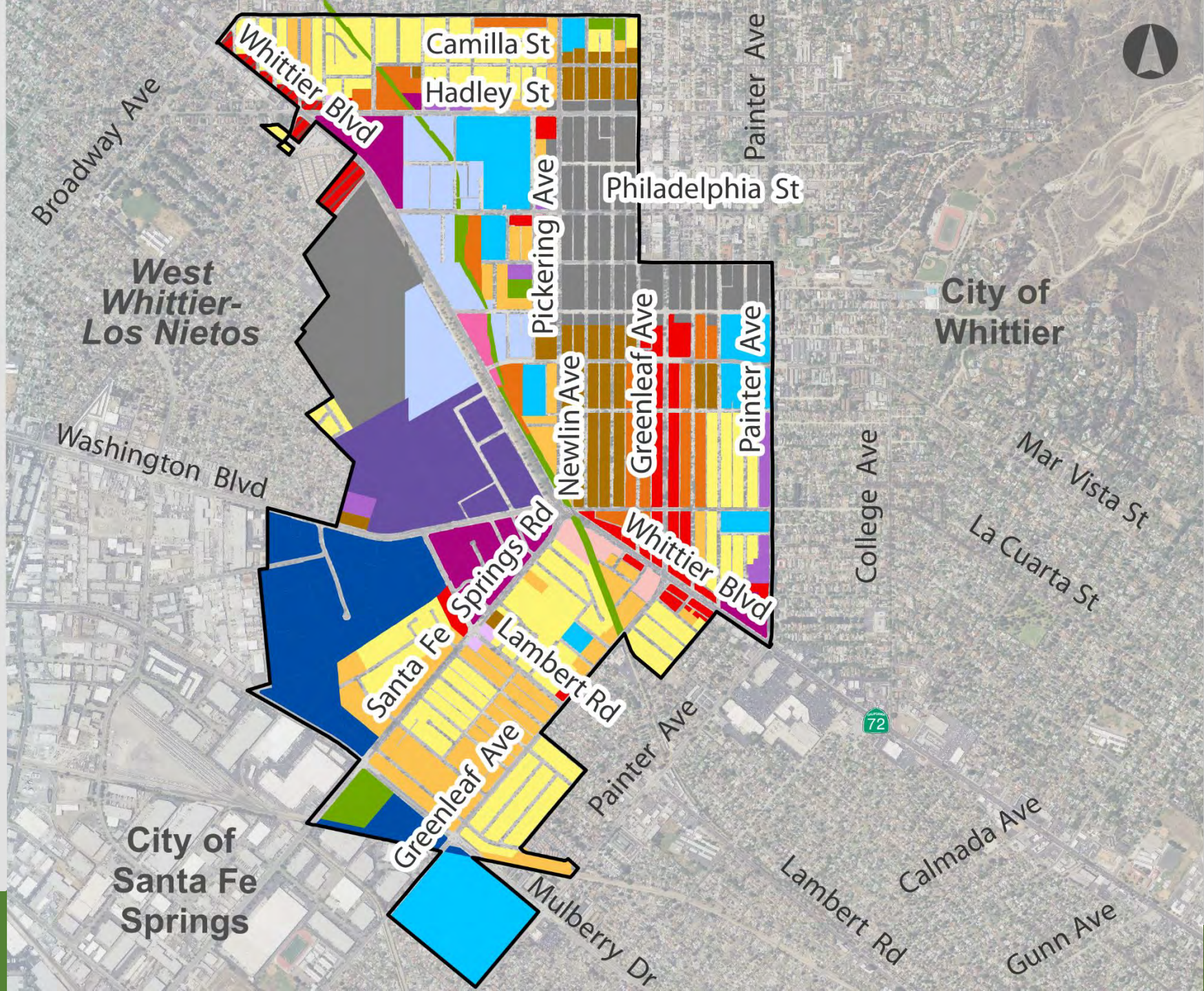

Council District #1

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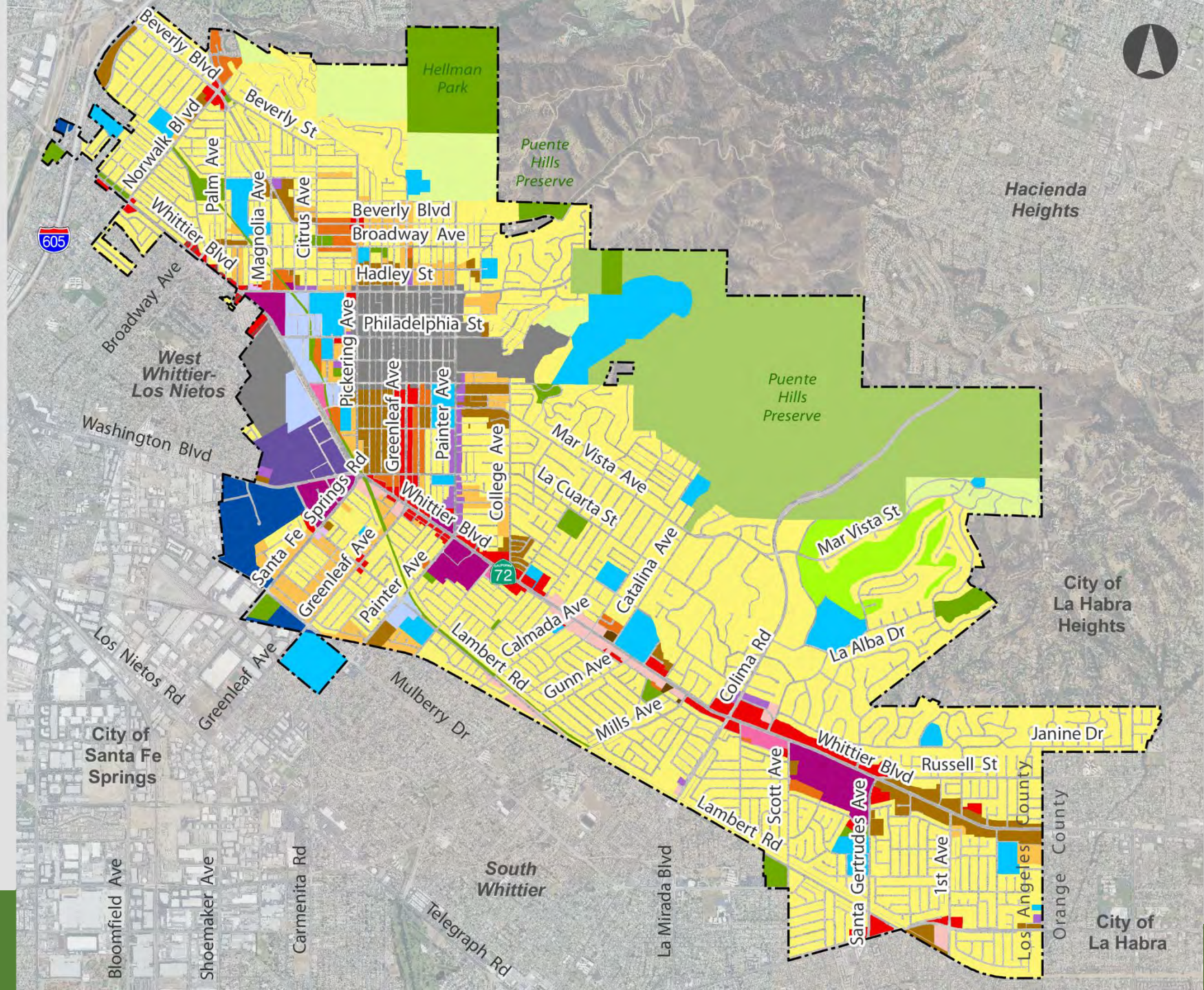

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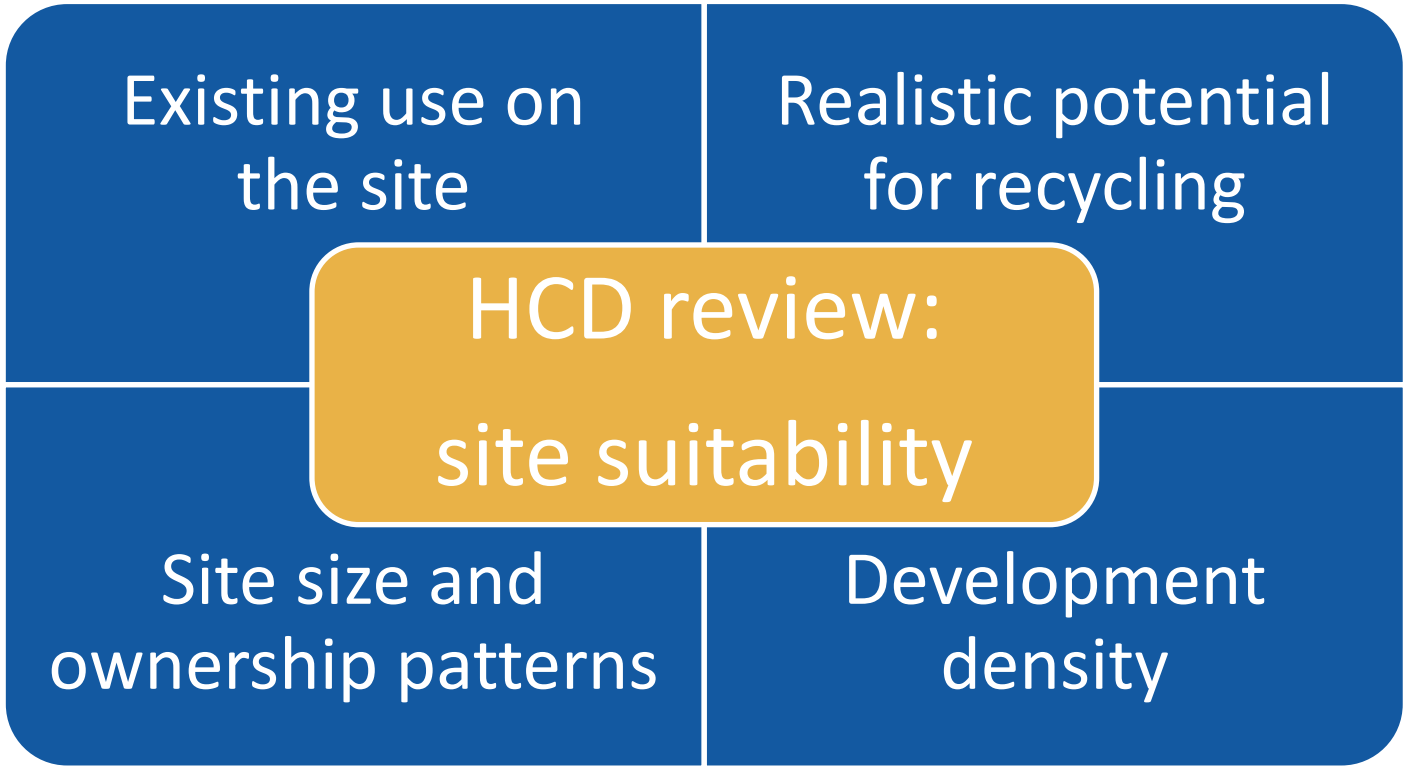

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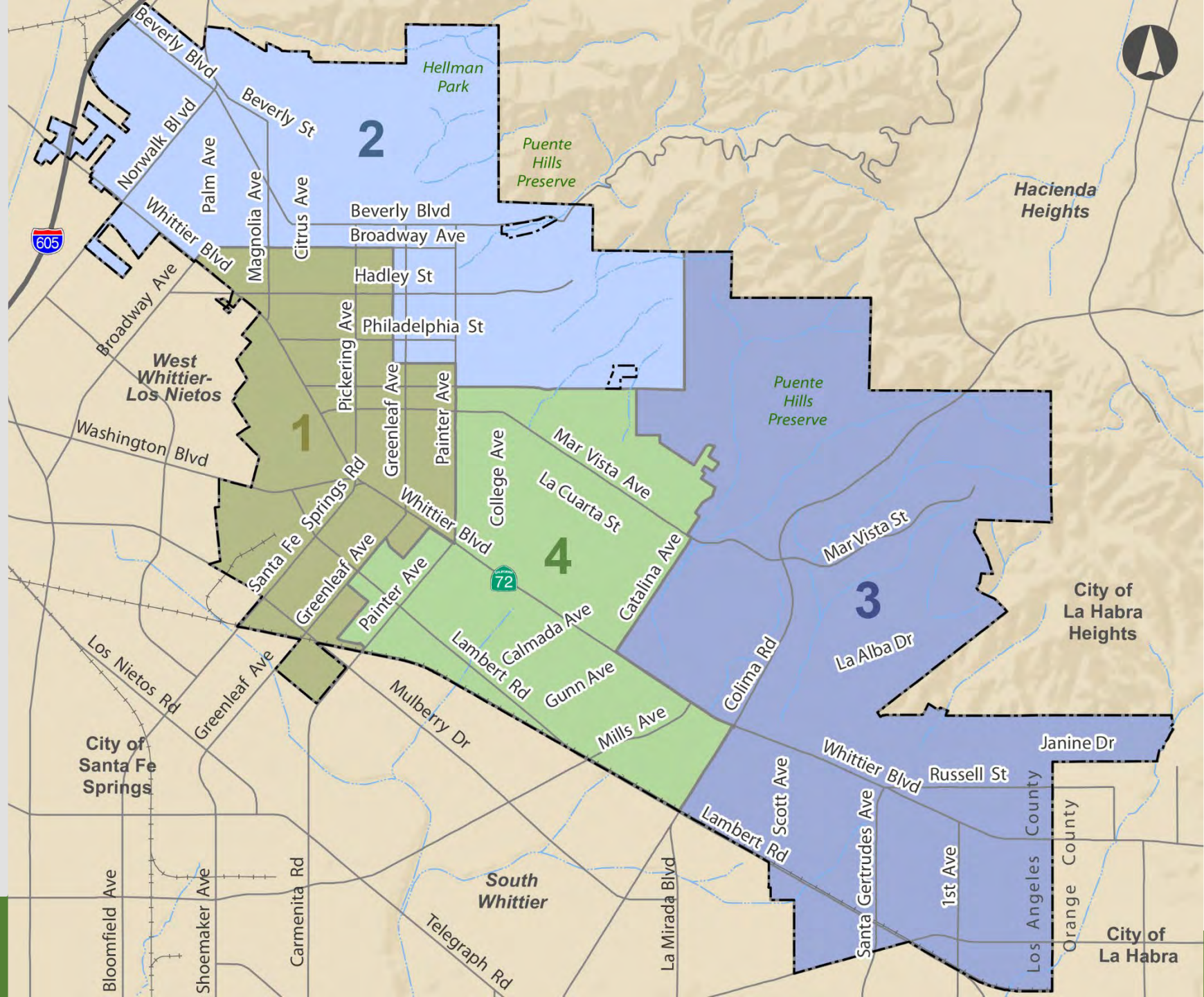

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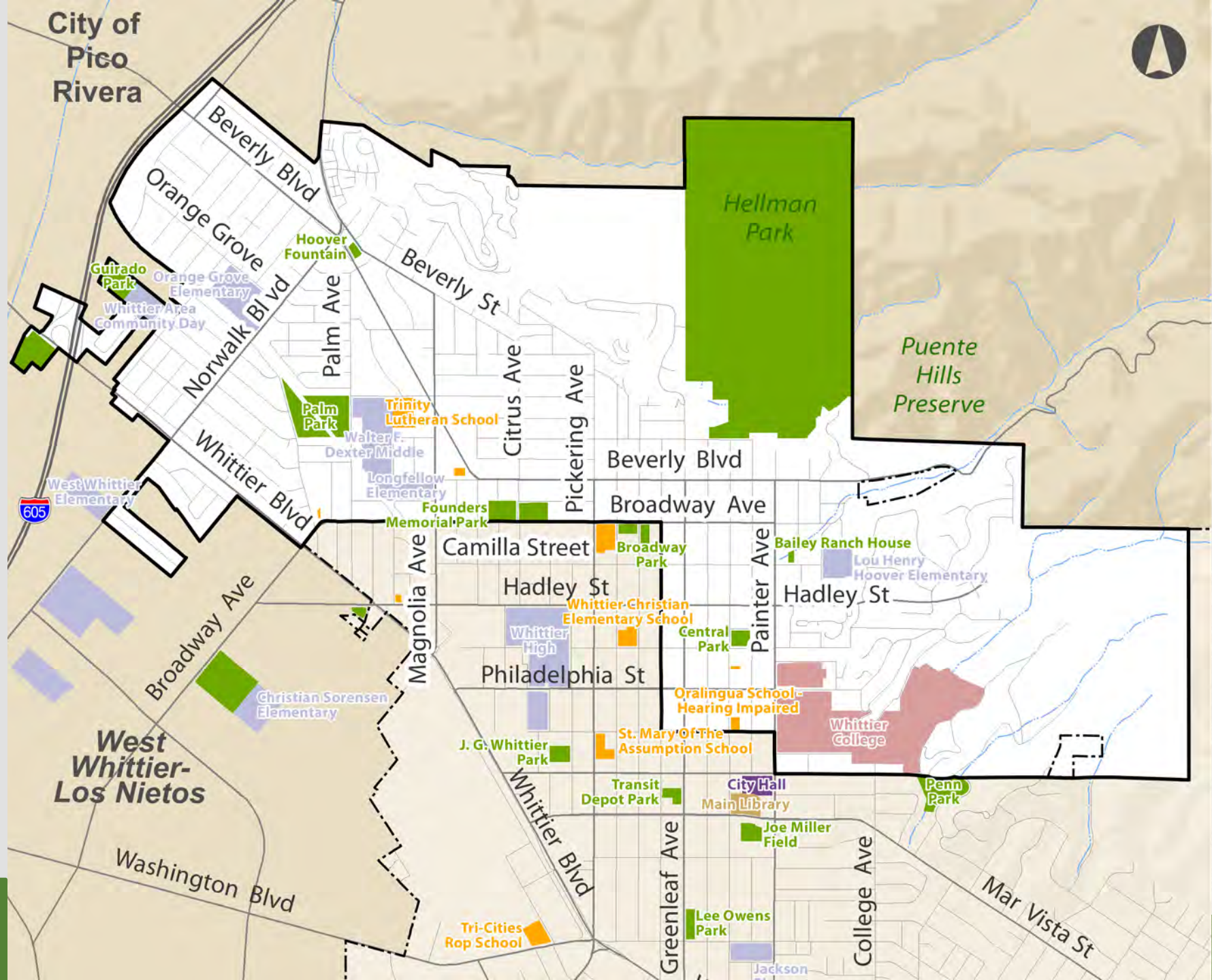

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Council Member Henry Bouchot’s Welcome

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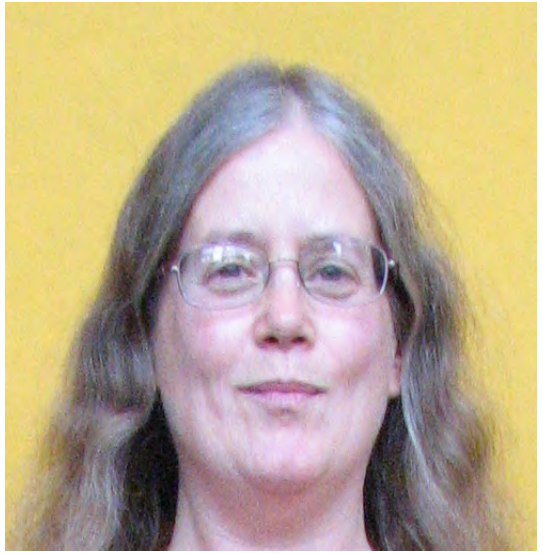
Don Dooley
Planning Services Manager

Workshop Facilitators

Laura Stetson
Principal
MIG

Diana Gonzalez
Senior Housing Planner
MIG



Maria Mayer
Project Associate
MIG

Ana Padilla
Project Associate
MIG

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- Meeting Format and Zoom Tools
- Whittier Housing Update Process, Overview, and Timeline
- Questions for Participants

Meeting Format/Zoom Tools

How to Use zoom Video Conferencing

Black menu bar at top or bottom of screen:

Audio
Please mute yourself when not speaking

Video

Participants
- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

View
Gallery/Speaker View of videos and screen share can be changed in top right corner

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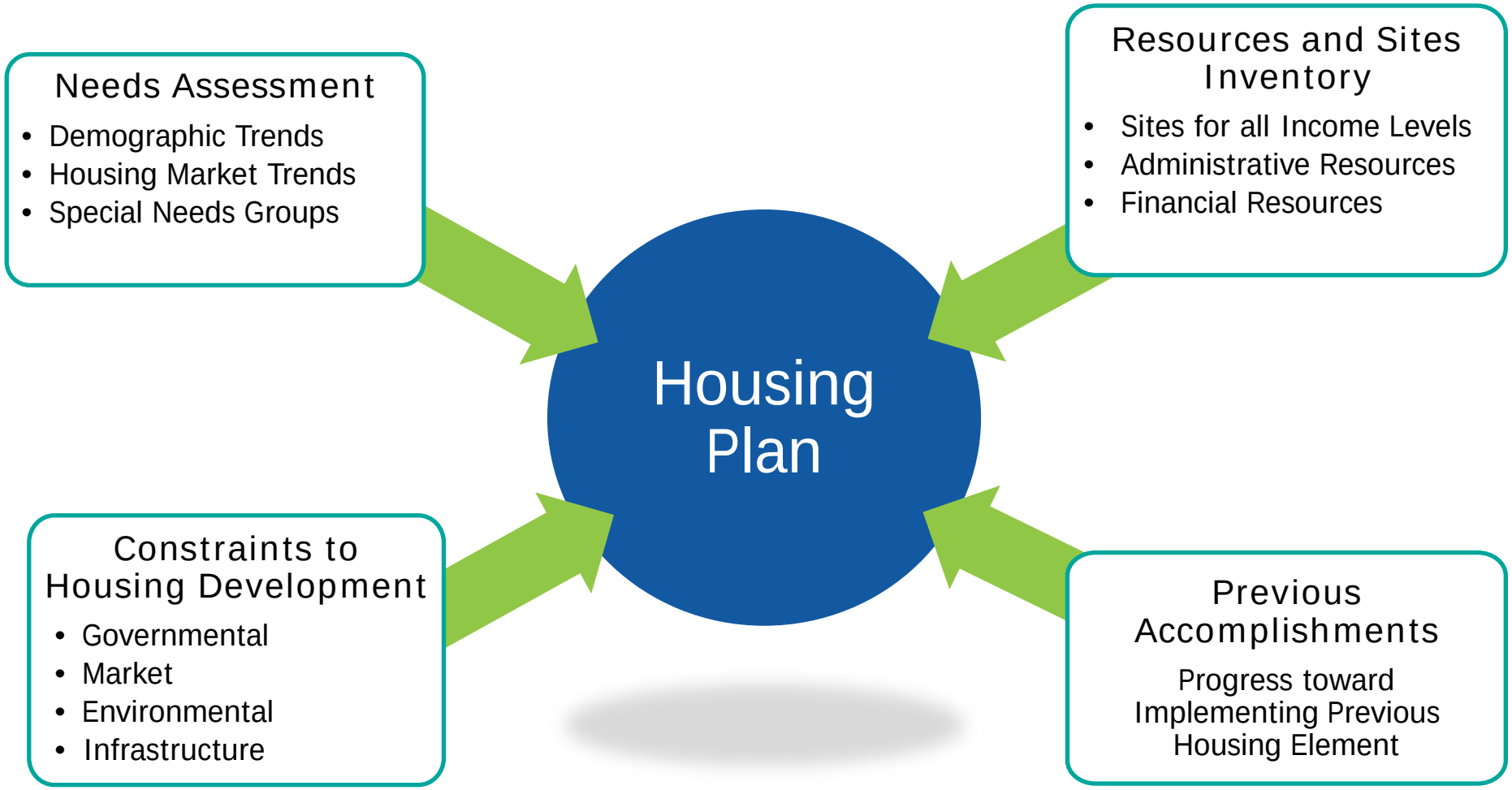
Housing Element Content



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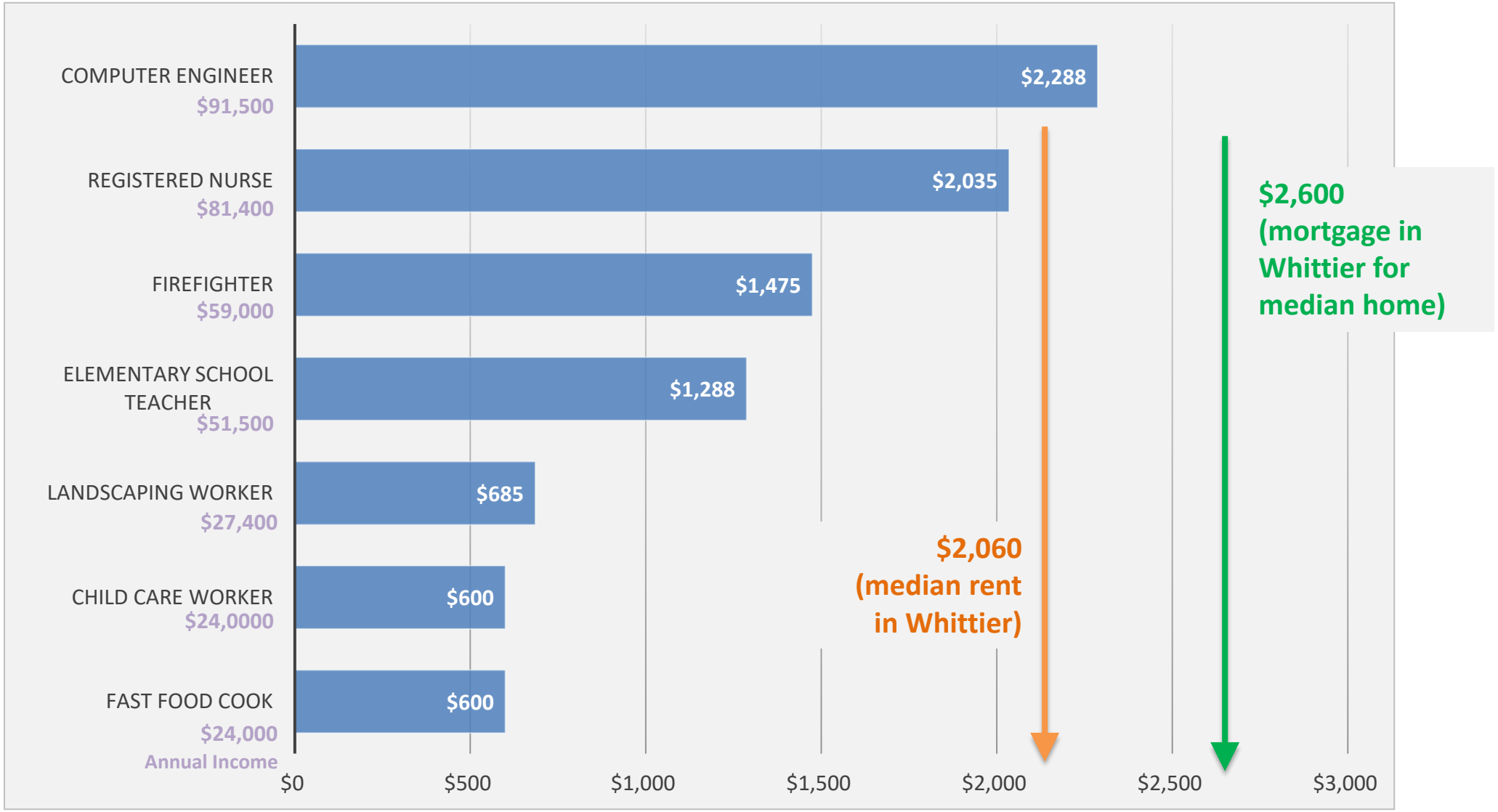

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Meeting the RHNA

- Recently approved housing
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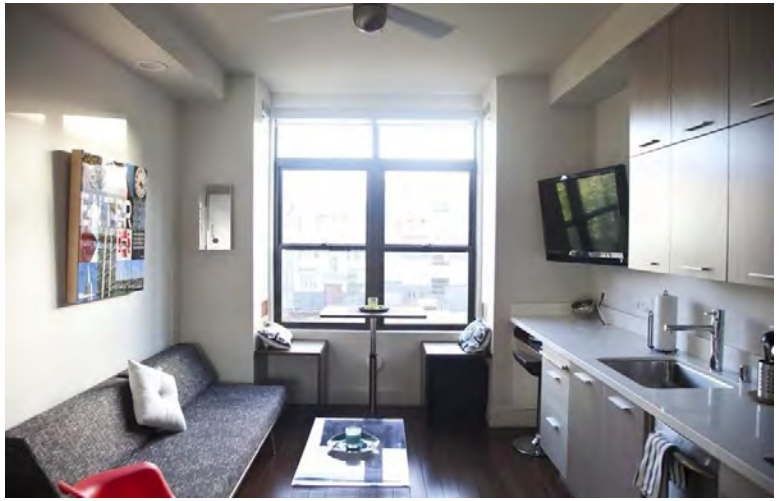

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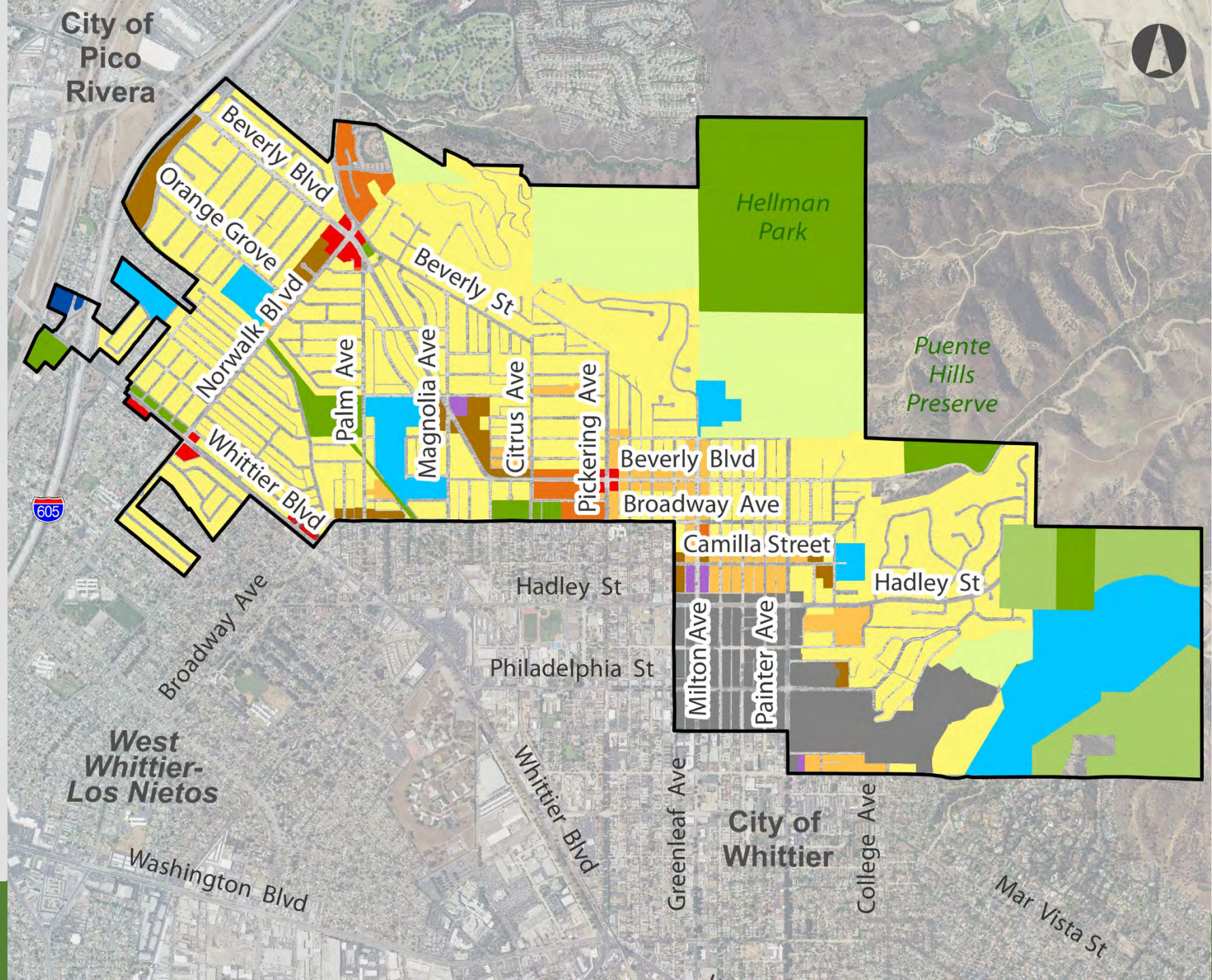

Council District #2

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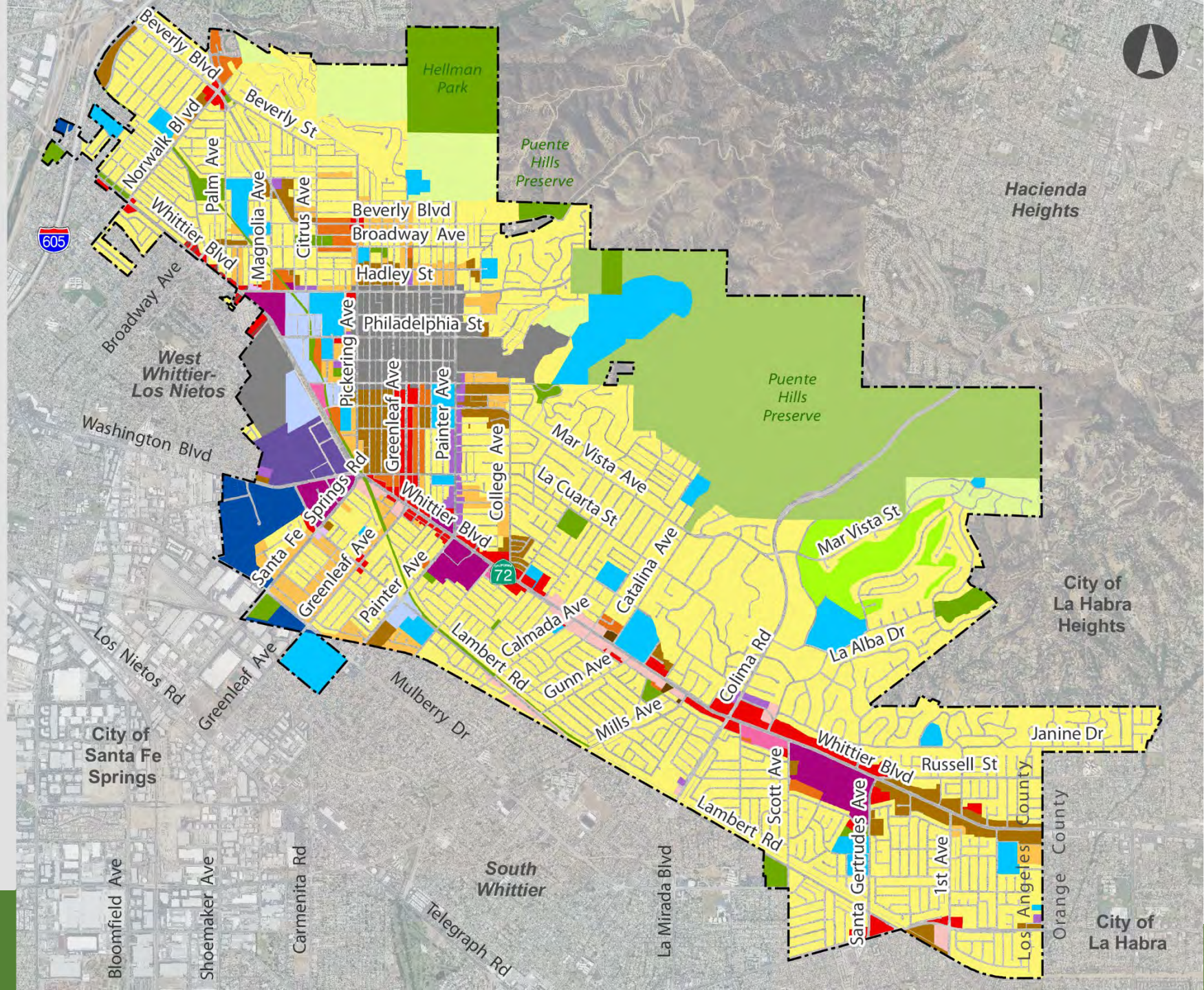

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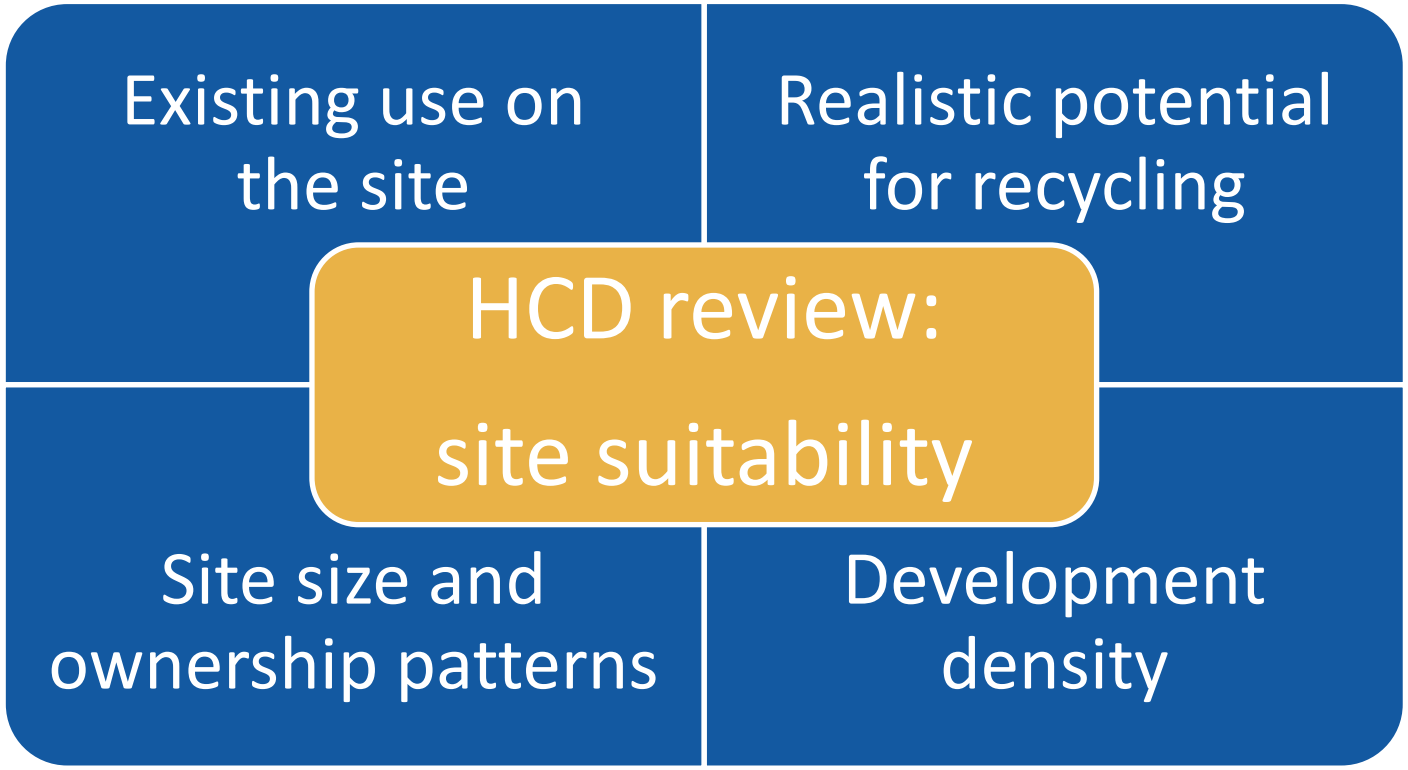

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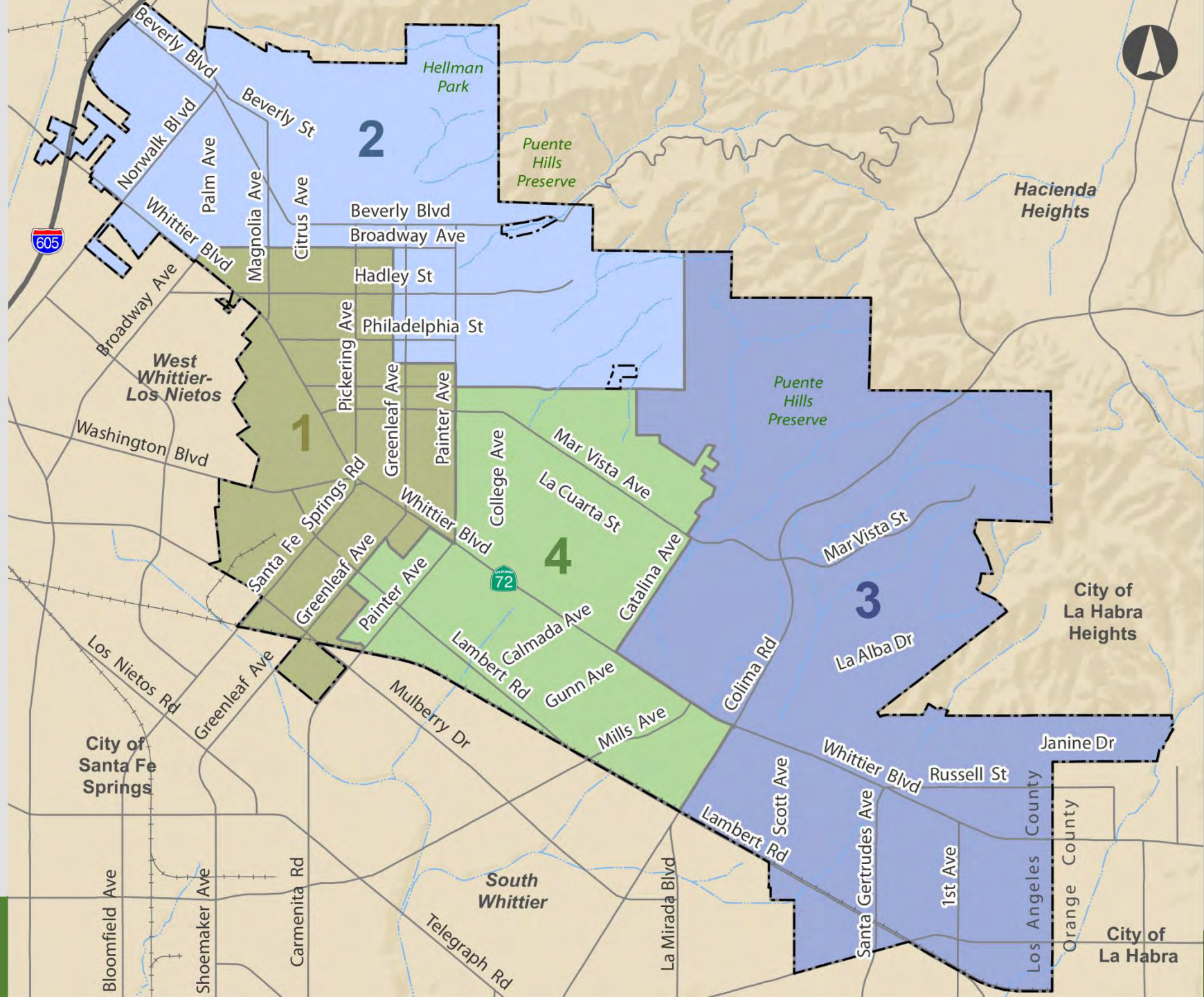

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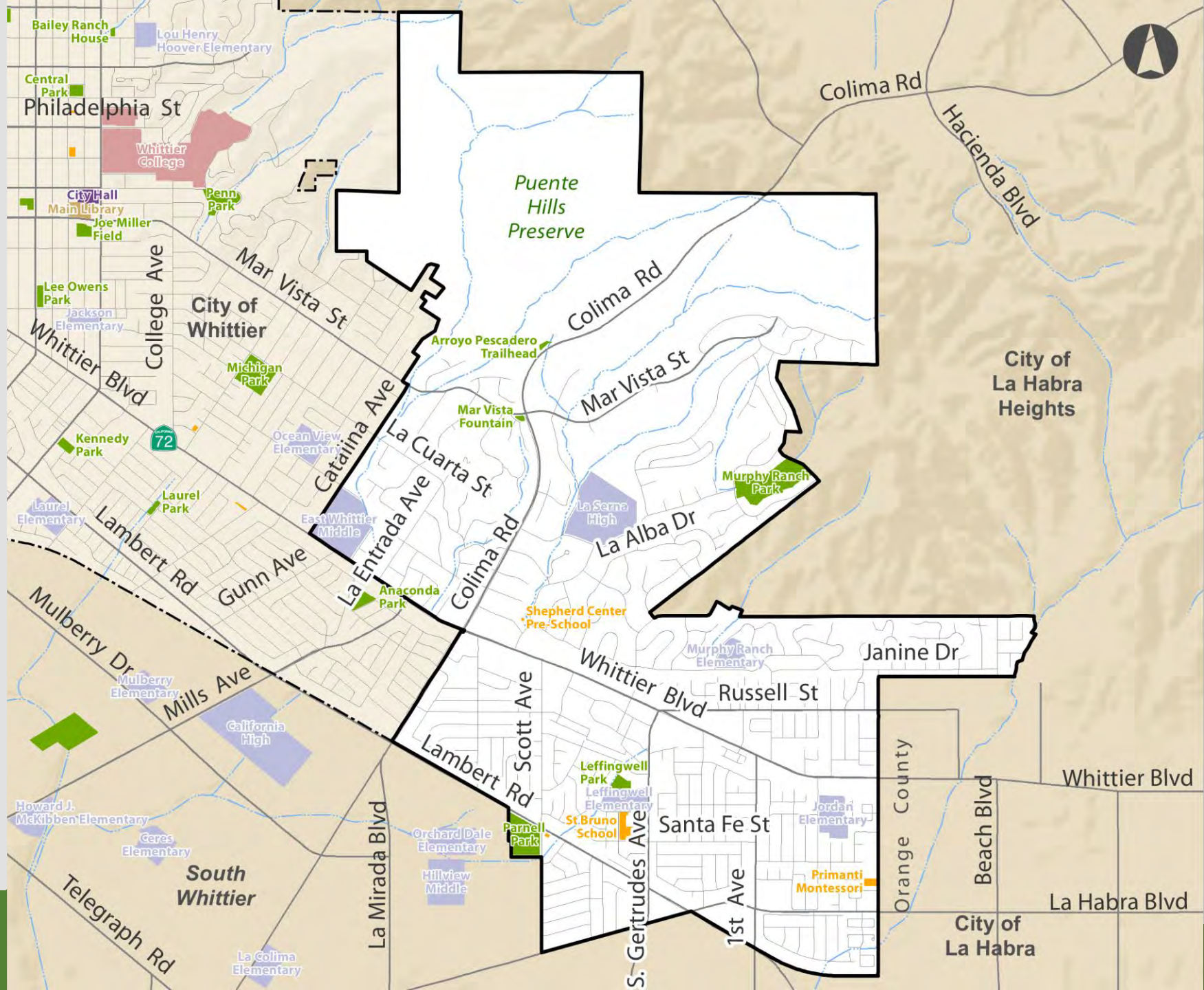

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Council Member Cathy Warner’s Welcome

Housing Element Project Manager

Don Dooley
Planning Services Manager
ddooley@cityofwhittier.org

Workshop Facilitators

Lisa Brownfield
Director of Planning
MIG

Jessie Hernandez
Project Associate
MIG

Ana Padilla
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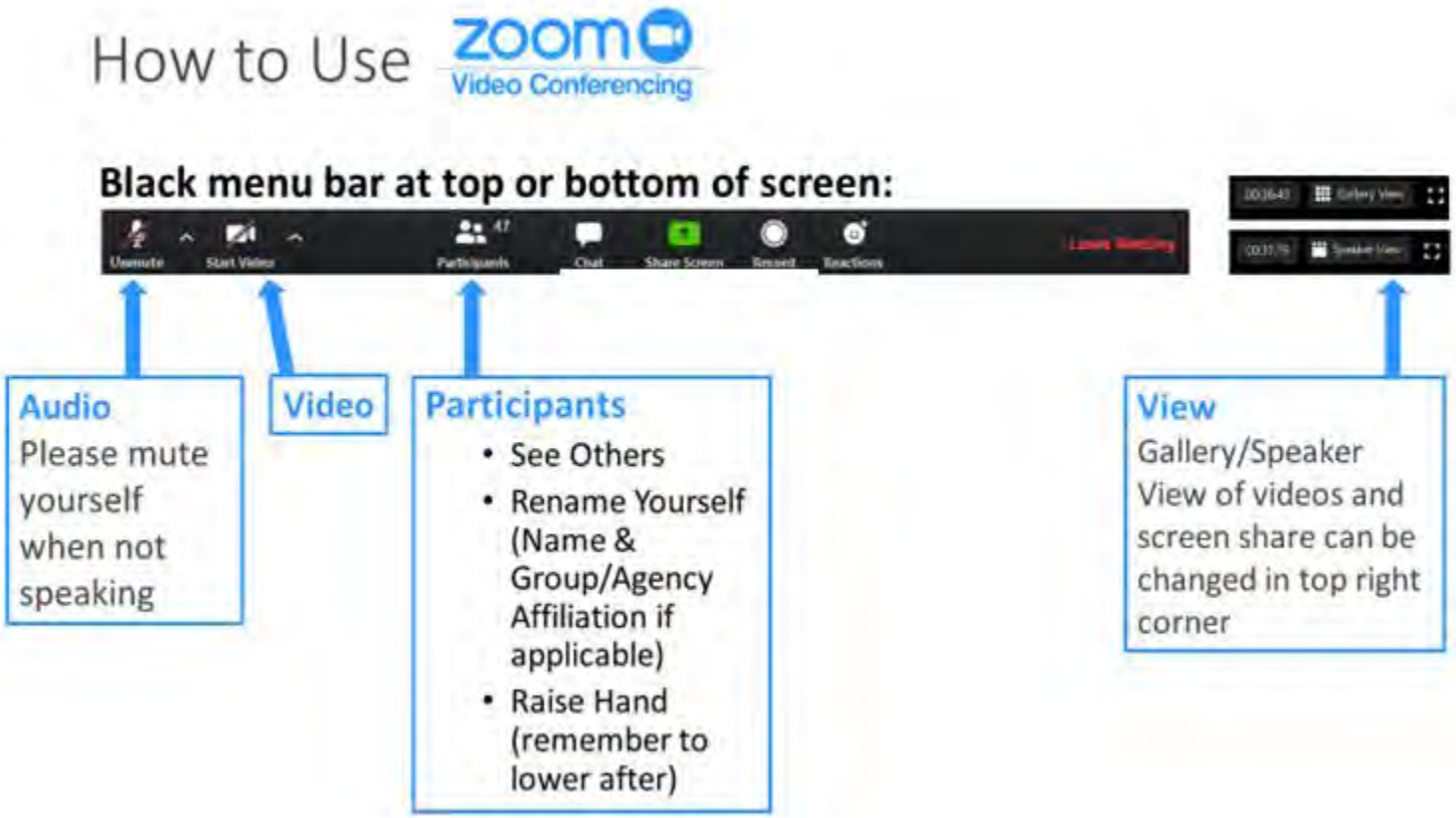

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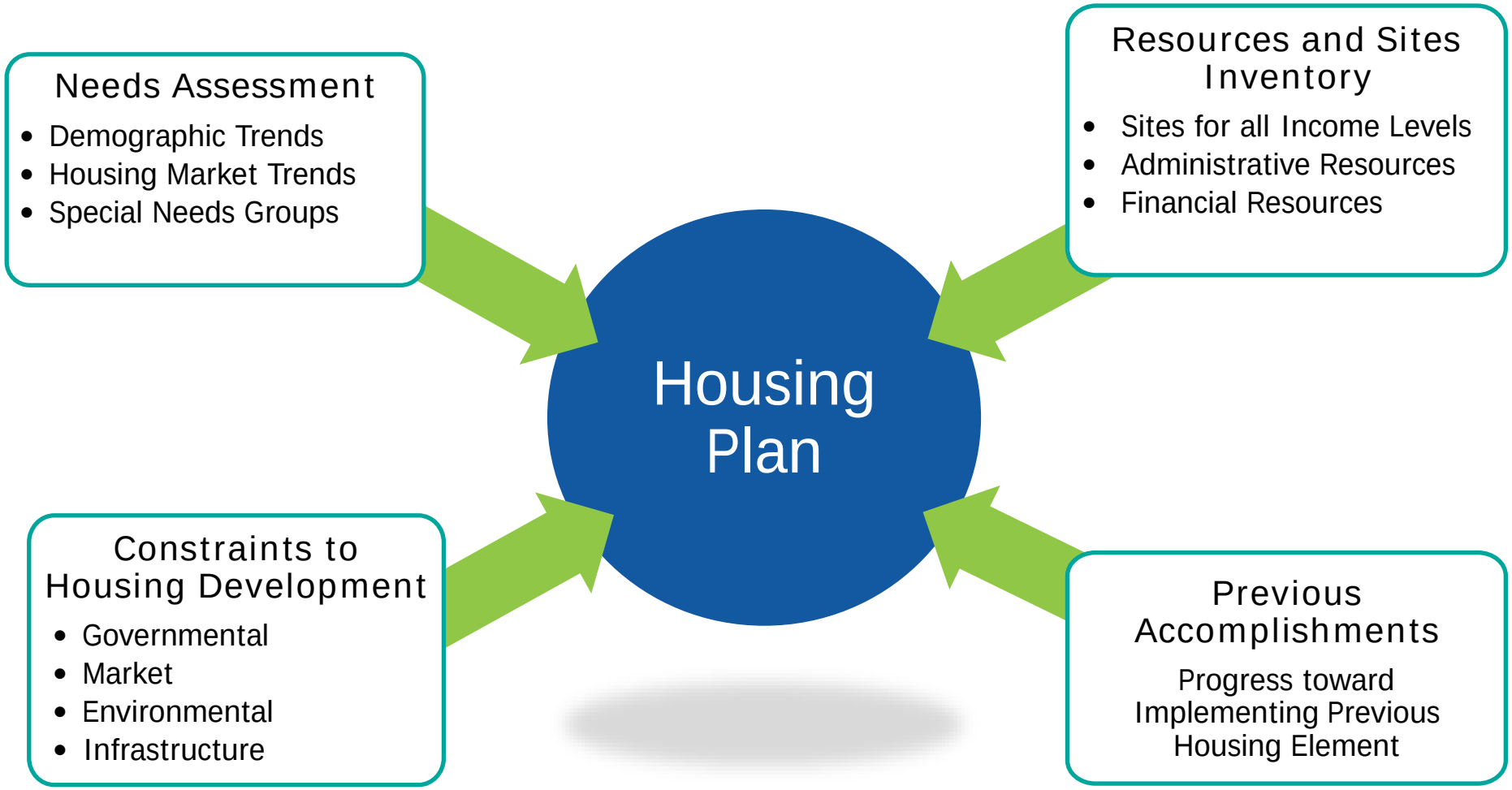

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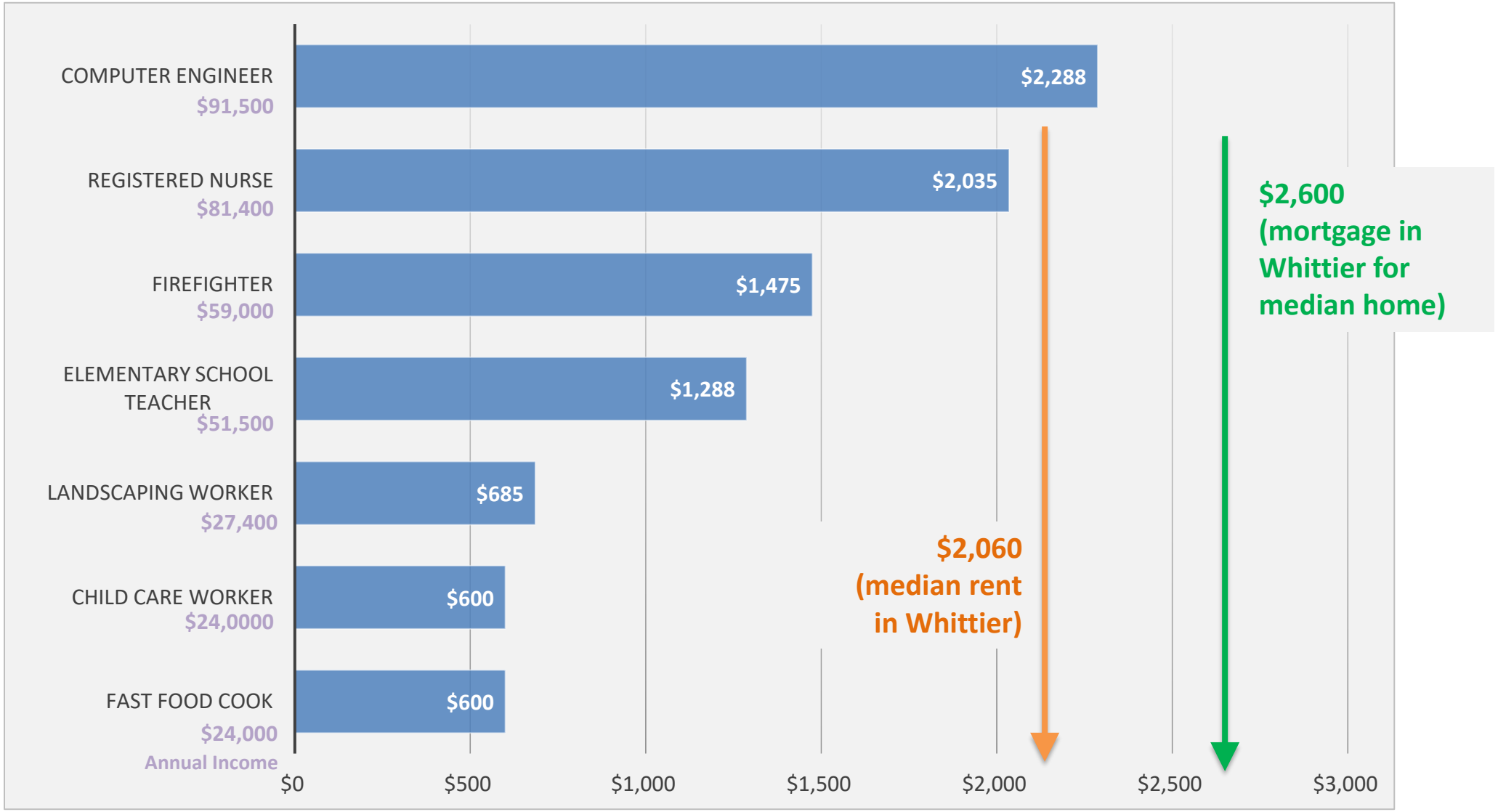

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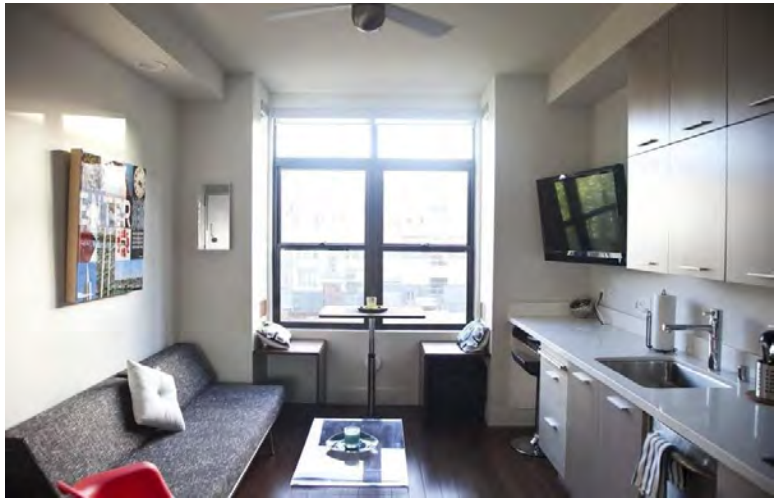

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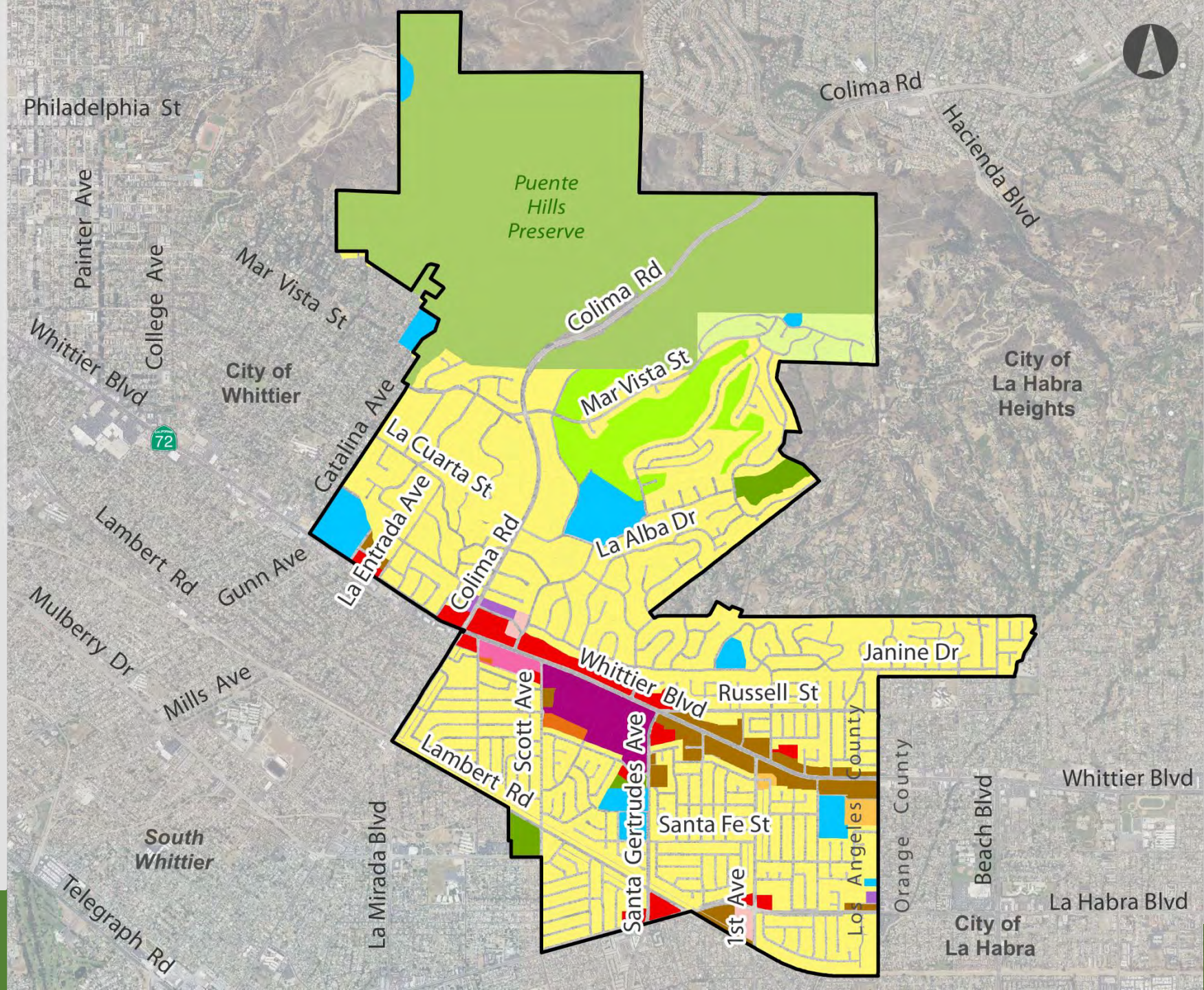
- Medium Density Residential (7.1-15 DU/AC)
- Medium High Density Residential (15.1-25 DU/AC)
- High Density Residential (25.1-35 DU/AC)
- Very High Density Residential (35.1-55 DU/AC) NEW
- Mixed Use 1 (30 DU/AC) NEW
- Mixed Use 2 (40 DU/AC) NEW
- Mixed Use 3 (up to 60 DU/AC w/ Comm. Benefits) NEW
- General Commercial (C-G)
- Office
- Park
- Open Space
- Golf Course
- Public and Quasi Public

1 inch = 2,892 ft

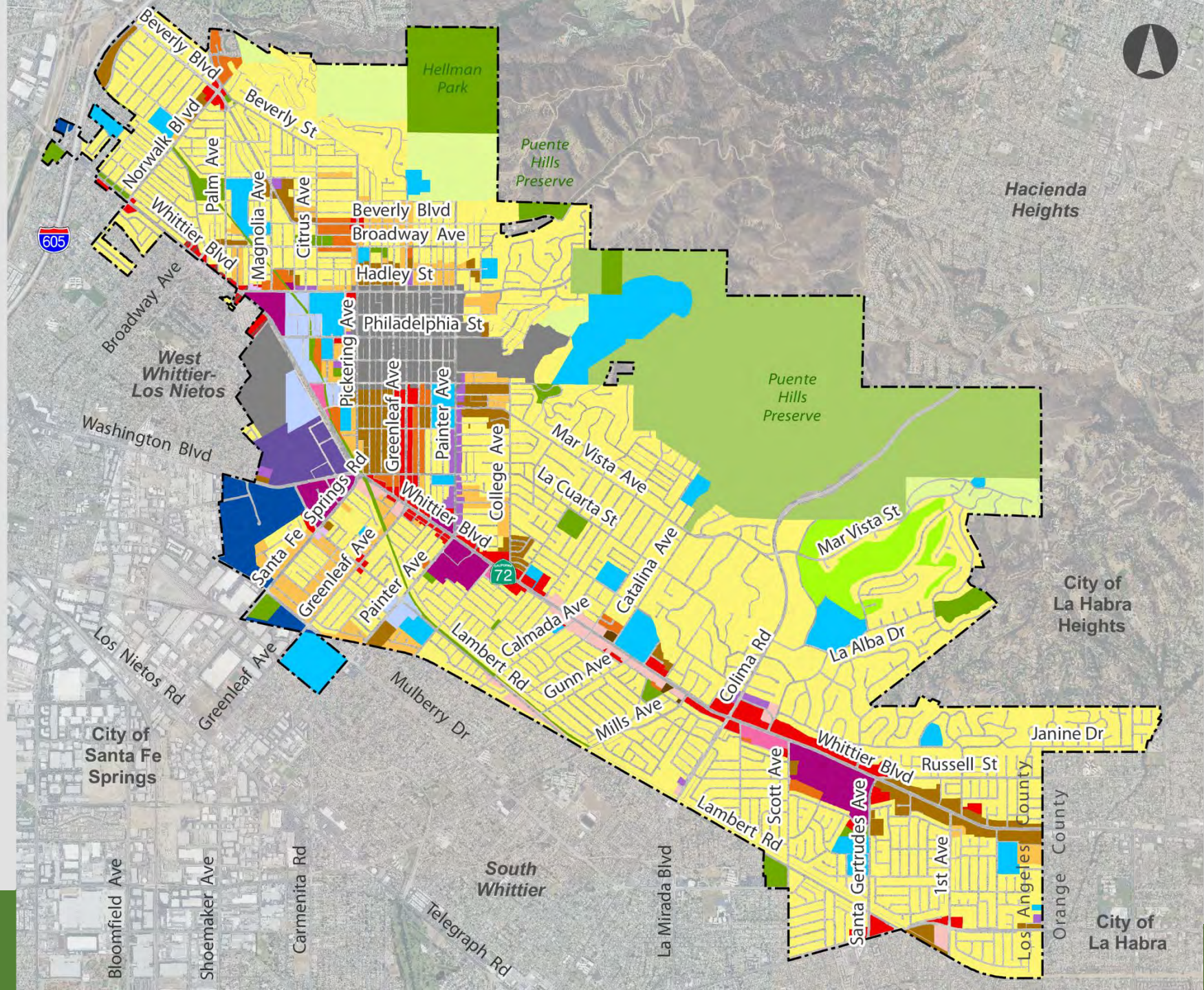


Council District #3

Proposed General Plan Designations

- Specific Plan
- Hillside Residential
- Low Density Residential (3.1-7 DU/AC)
- Medium Density Residential (7.1-15 DU/AC)
- Medium High Density Residential (15.1-25 DU/AC)
- High Density Residential (25.1-35 DU/AC)
- Very High Density Residential (35.1-55 DU/AC) NEW
- Mixed Use 1 (30 DU/AC) NEW
- Mixed Use 2 (40 DU/AC) NEW
- Mixed Use 3 (up to 60 DU/AC w/ Comm. Benefits) NEW
- General Commercial (C-G)
- C-G w/ Housing Overlay 25 DU/AC NEW
- Neighborhood Commercial
- Office
- Medical NEW
- Innovation NEW
- General Industrial
- Park
- Open Space
- Golf Course
- Public and Quasi Public

1 inch = 3,792 ft



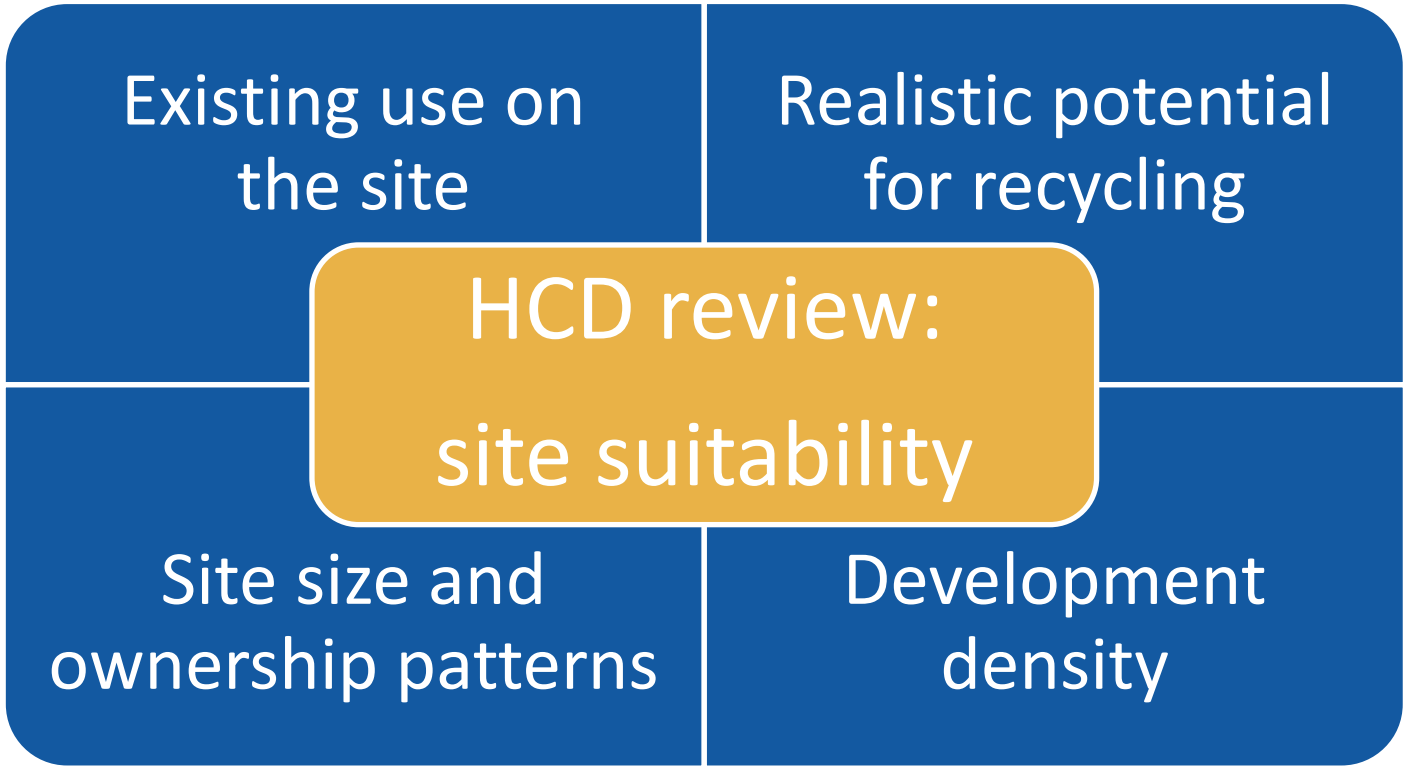
Proposed General Plan

HOUSING ELEMENT UPDATE:
DISTRICT WORKSHOPS

District 3: Thursday, December 10th

District 1: Tuesday, December 1st
District 2: Monday, November 30th
District 4: Wednesday, December 9th
Citywide in Spanish: Thursday, December 3rd

HCD Review: Site Suitability Criteria



HOUSING ELEMENT UPDATE:
DISTRICT WORKSHOPS

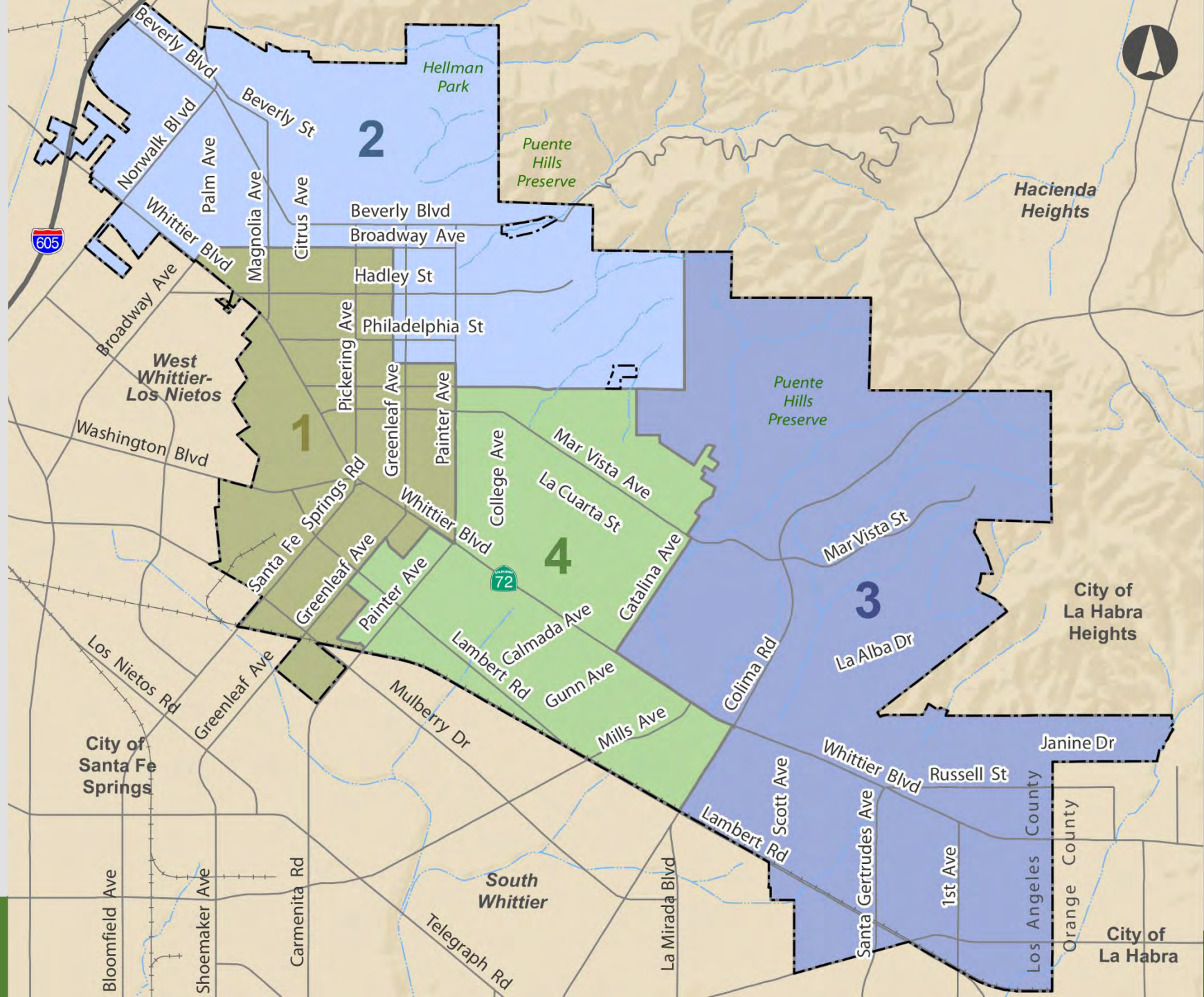
District 4: Wednesday, December 9th

District 1: Tuesday, December 1st
District 2: Monday, November 30th
District 3: Thursday, December 10th
Citywide in Spanish: Thursday, December 3rd

Council Districts

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

1 inch = 3,792 ft

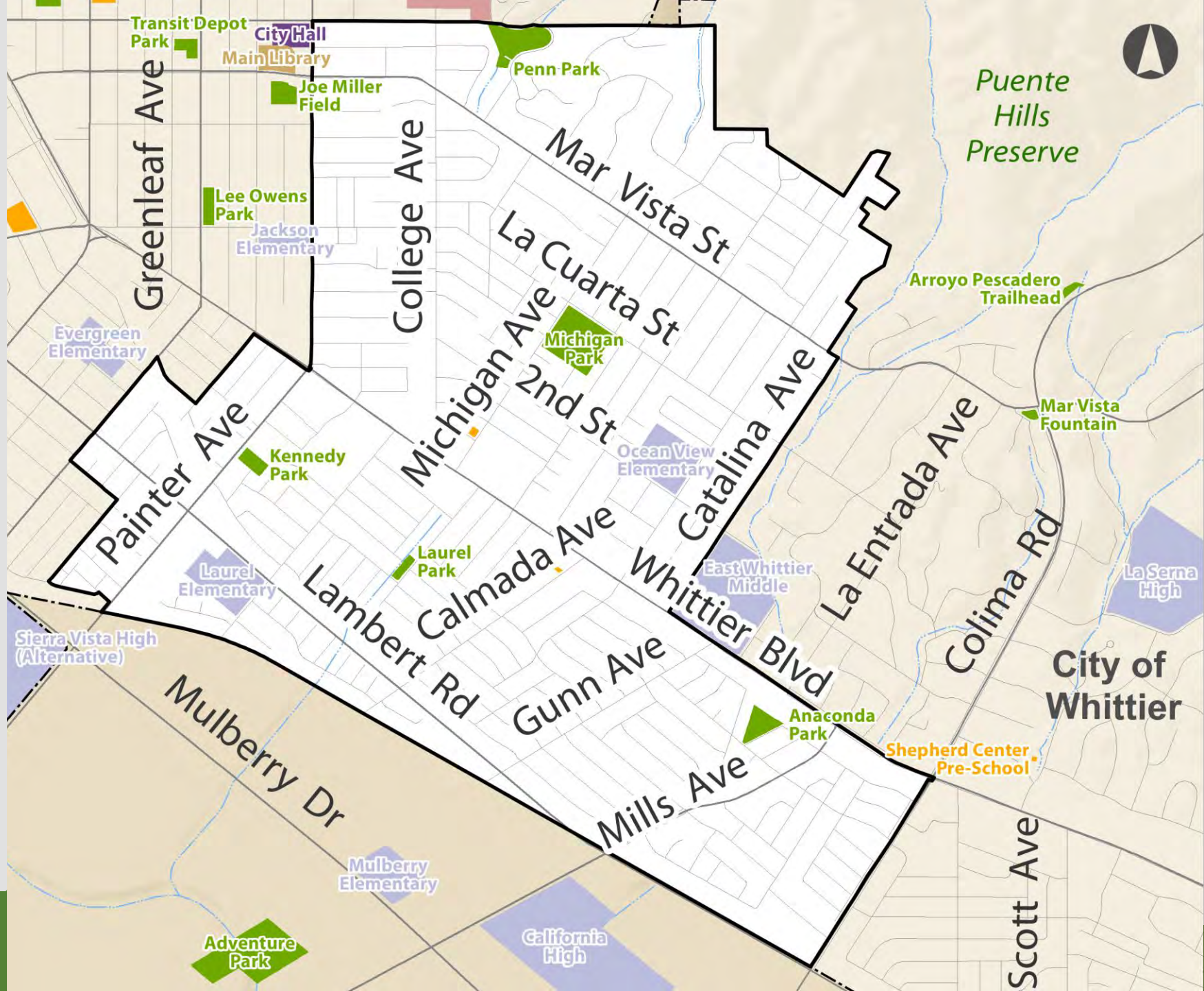


All Council Districts

Civic Landmarks

- Parks
- Whittier College
- Private Schools
- City Hall
- Main Library
- Public Schools
- Council District #4

1 inch = 1,692 ft



Council District #4

Mayor Joe Vinatieri’s Welcome

Council Member Fernando Dutra’s Welcome

Housing Element Project Manager

Don Dooley
Planning Services Manager
ddooley@cityofwhittier.org

Workshop Facilitators

Lisa Brownfield
Director of Planning
MIG

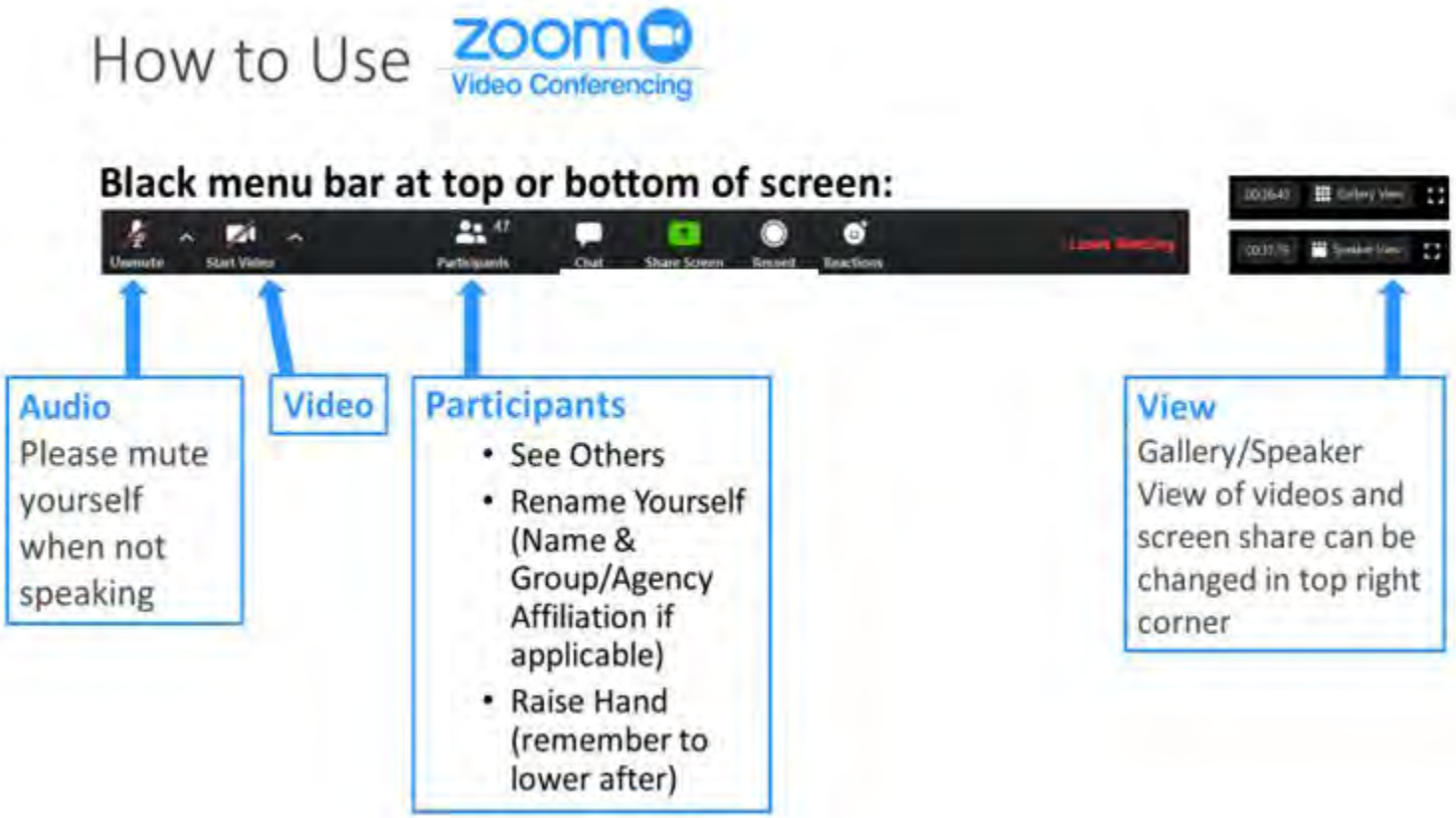
Jessie Hernandez
Project Associate
MIG

Ana Padilla
Project Associate
MIG

Agenda

- Meeting Format and Zoom Tools
- Whittier Housing Update Process, Overview, and Timeline
- Questions for Participants

Meeting Format/Zoom Tools



Housing Element Process and Overview

- General Plan: visionary document providing a blueprint for growth and development

- Housing Element: one of seven mandated chapters called *elements*

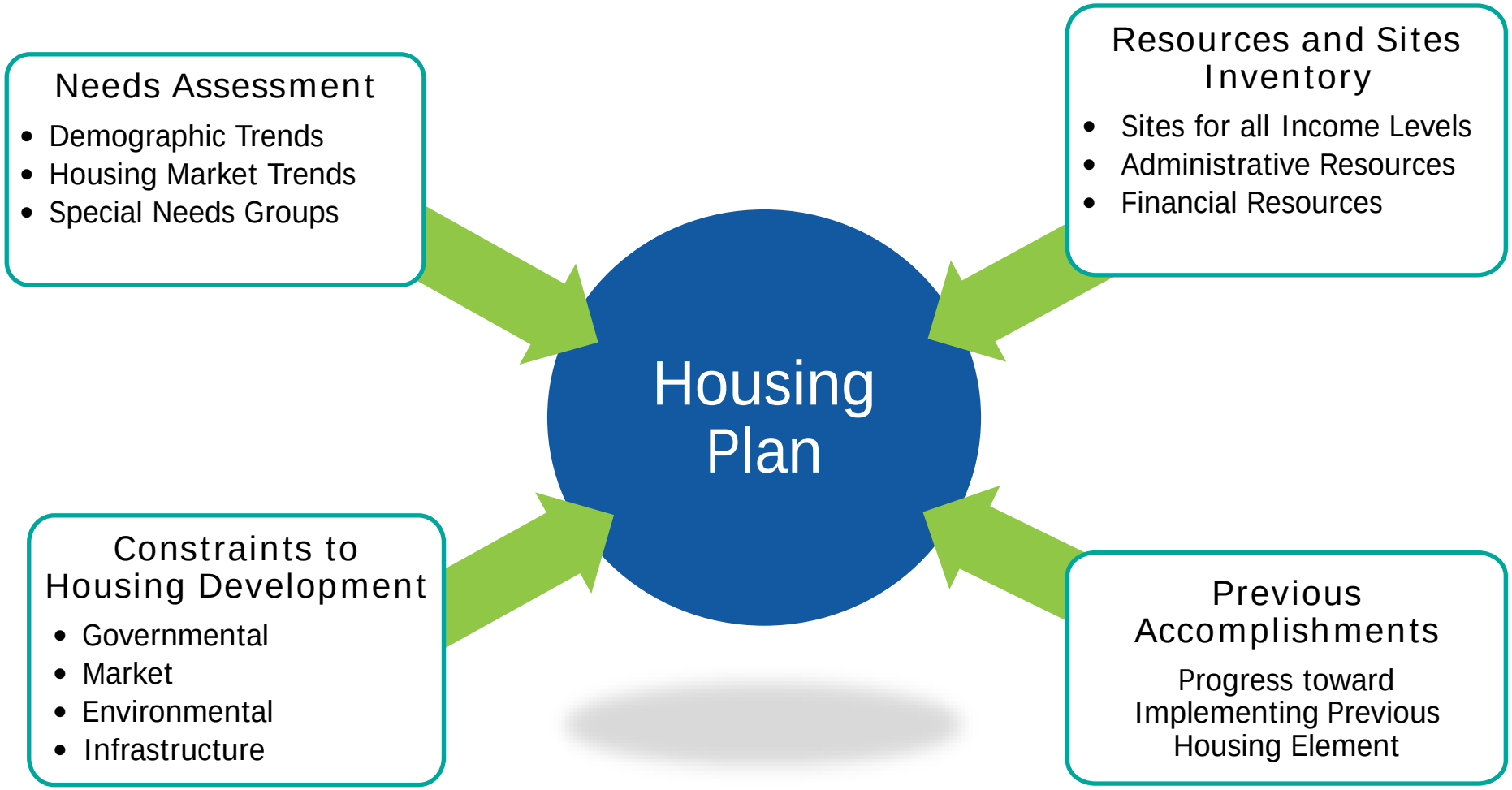
Housing Element

- Updated every eight years
- Required to be reviewed by California Housing and Community Development Department (HCD)
- Adoption deadline October 2021

Housing Element Legislative Intent

"The availability of housing is of **vital statewide importance**…[and] local and state governments have a responsibility to…**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community."

Housing Element Content



What Is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

41% of all Whittier households experience housing cost burden

Source: SCAG, 2020

State Income Thresholds for Los Angeles County

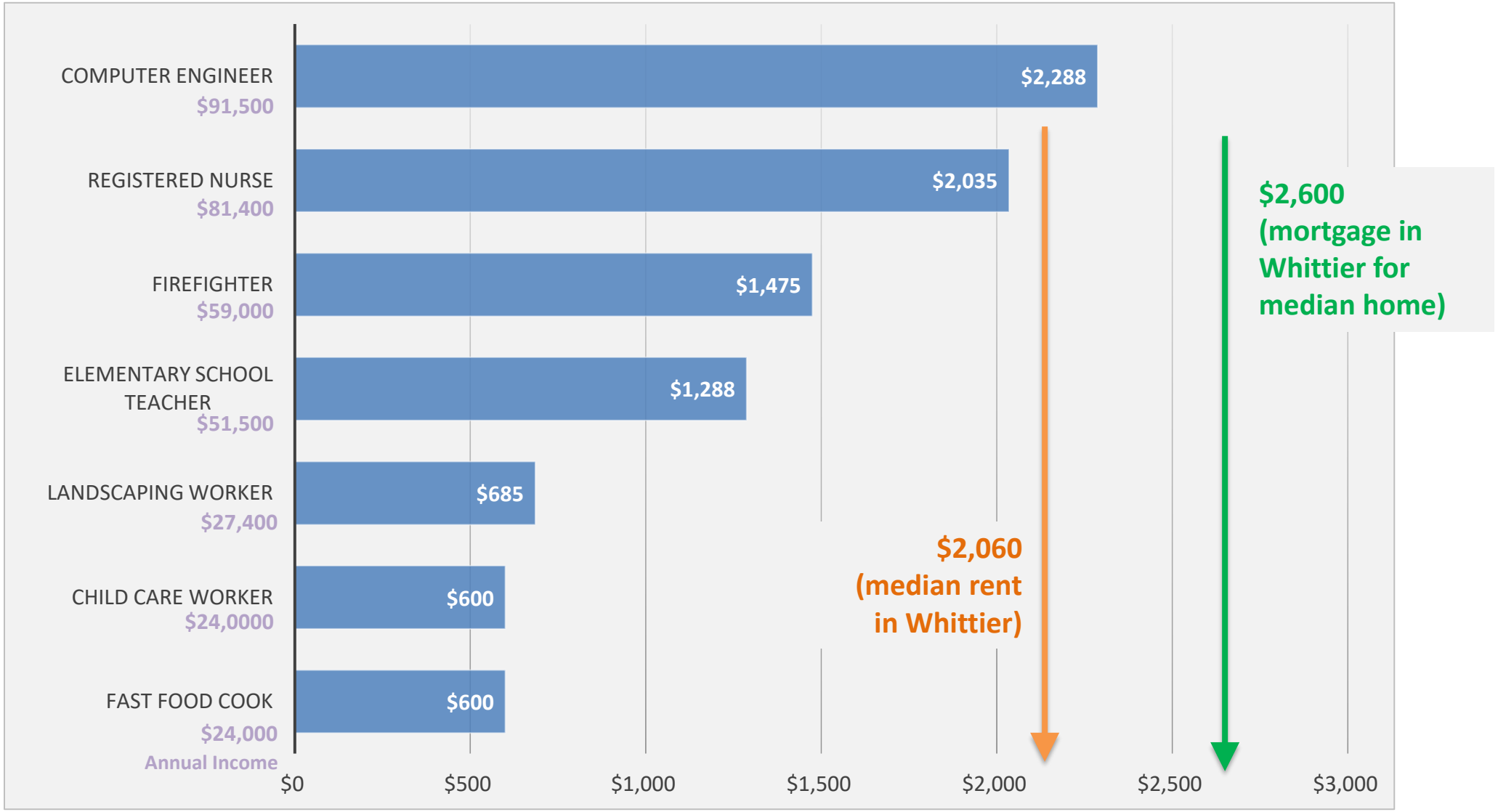
Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	$23,700	$27,050	$30,450	$33,800	$36,550
Very Low (31-50% AMI)	$39,450	$45,050	$50,700	$56,300	$60,850
Low (51-80% AMI)	$63,100	$72,100	$81,100	$90,100	$97,350
Moderate (81-120% AMI)	$64,900	$74,200	$83,500	$92,750	$100,150
Median Income	$54,100	$61,850	$69,550	$77,300	$83,500

Affordable housing = 30% of household income

Example: $90,100 x 30% = $27,030/12 months -> $2,252 per month

AMI = Area Median Income
Los Angeles County AMI = $77,300 (family of 4)

Affordable Housing Cost by Job



Source: Zillow.com mortgage data; Rent Jungle rent trend data October 2020

What is the RHNA?

Regional Housing Needs Allocation:

HCD determines RHNAs for each Council of Governments

→

RHNA for SCAG region: 1,341,827 housing units

→

RHNA for Whittier: 3,431 housing units

Estimated RHNA by Income Group

Income Group	% of AMI	Whittier 2021- – 2029 RHNA	% Of Units
Very Low	31-50%	1,022	29.8%
Low	51-80%	535	16.6%
Moderate	81-120%	555	16.2%
Above Moderate	120% +	1,319	38.4%
Total		*3,431*	

Source: SCAG, 2020

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)

not a construction obligation

Meeting the RHNA

- Approved housing and mixed-use projects

  Projects that will receive Certificate of Occupancy after June 30, 2021
- Projects in the application pipeline
- Potential sites
  - Vacant sites
  - Underutilized sites that could redevelop
  - Accessory dwelling units (“granny flats”)

Housing Element Sites Assumption

Density = Affordability

Above Moderate Income

Moderate Income

Lower Income

Large Single-Family

Duplex/Triplex

Multifamily Housing

Small Single-Family

Accessory Dwelling

What does density look like?

30 units per acre

42 units per acre

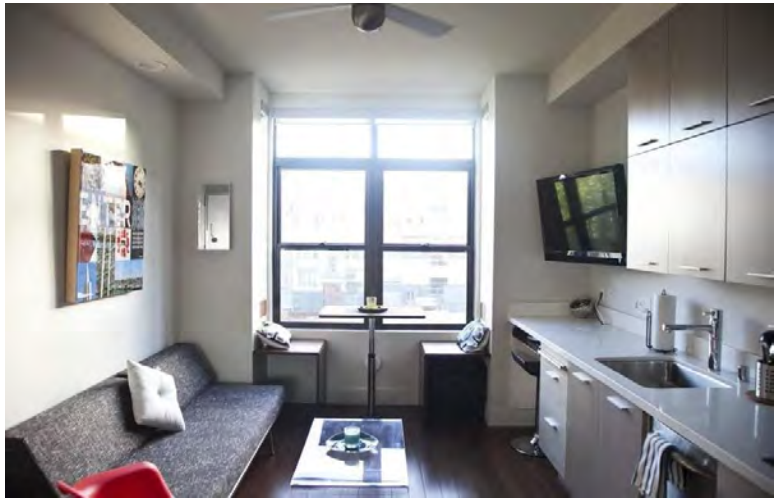
60 units per acre

Cities are Considering: Micro Apartments

- One-room living units with ~150-300 square feet of space

- Self contained or Communal (kitchenette plus communal kitchen)

Portland, OR



San Francisco, CA

… Shared Housing

- Housing in exchange for money, assistance with household tasks, or both
- Can reduce housing costs for homeowners
- Assist seniors with upkeep

… Cohousing

- Community of private homes supplemented by shared facilities, resources, meals
- Planned, owned, and managed by residents
- Supports people in all stages of life: singles, couples, families, empty nesters and retirees

Mountain View, CA

… Flex Housing

- Can expand or subdivide rooms, areas, units through moveable or removable walls and strategically located windows
- Add a bedroom or separate a unit to rent for additional income
- Provides access and serves a family's "life cycle" for housing

Charleston, SC

Vancouver, BC, Canada

… Accessory Dwelling Units

- Cities required to allow
- Self-contained dwelling
  - attached or detached
  - factory built or custom

Accessory Dwelling Unit prototype

Housing Element Update Timeline

Interview and Workshops to Receive Input

Fall 2020

Identify Housing Sites

Fall 2020

Draft Element

Fall/Winter 2020/2021

State HCD Review

Winter/Spring 2020/2021

Environmental Analysis (GP)

Spring 2021

Planning Commission and City Council Consideration

Fall 2021

Public Input →

Check out the Envision Whittier Website!

www.envisionwhittier.com

www.envisionwhittier.org

Questions?

Contact Don Dooley

ddooley@cityofwhittier.org

Housing Element Addresses

- Opportunities and Constraints
- Fair Housing
- Housing for All Incomes
- Housing for All Stages in Life

SHARE YOUR THOUGHTS

Housing in Whittier

- What do you think are the major housing challenges Whittier is facing now and into the future?

- What types of housing are particularly needed in the community?

Housing in Whittier

Whittier's new housing need allocation is **3,431** housing units during the next eight years. The City has challenged this allocation.

- If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, mixed use.

Housing in Whittier

Where should the single family and multifamily housing be located within your District and Citywide?

Proposed General Plan Designations

- Specific Plan
- Low Density Residential (3.1-7 DU/AC)
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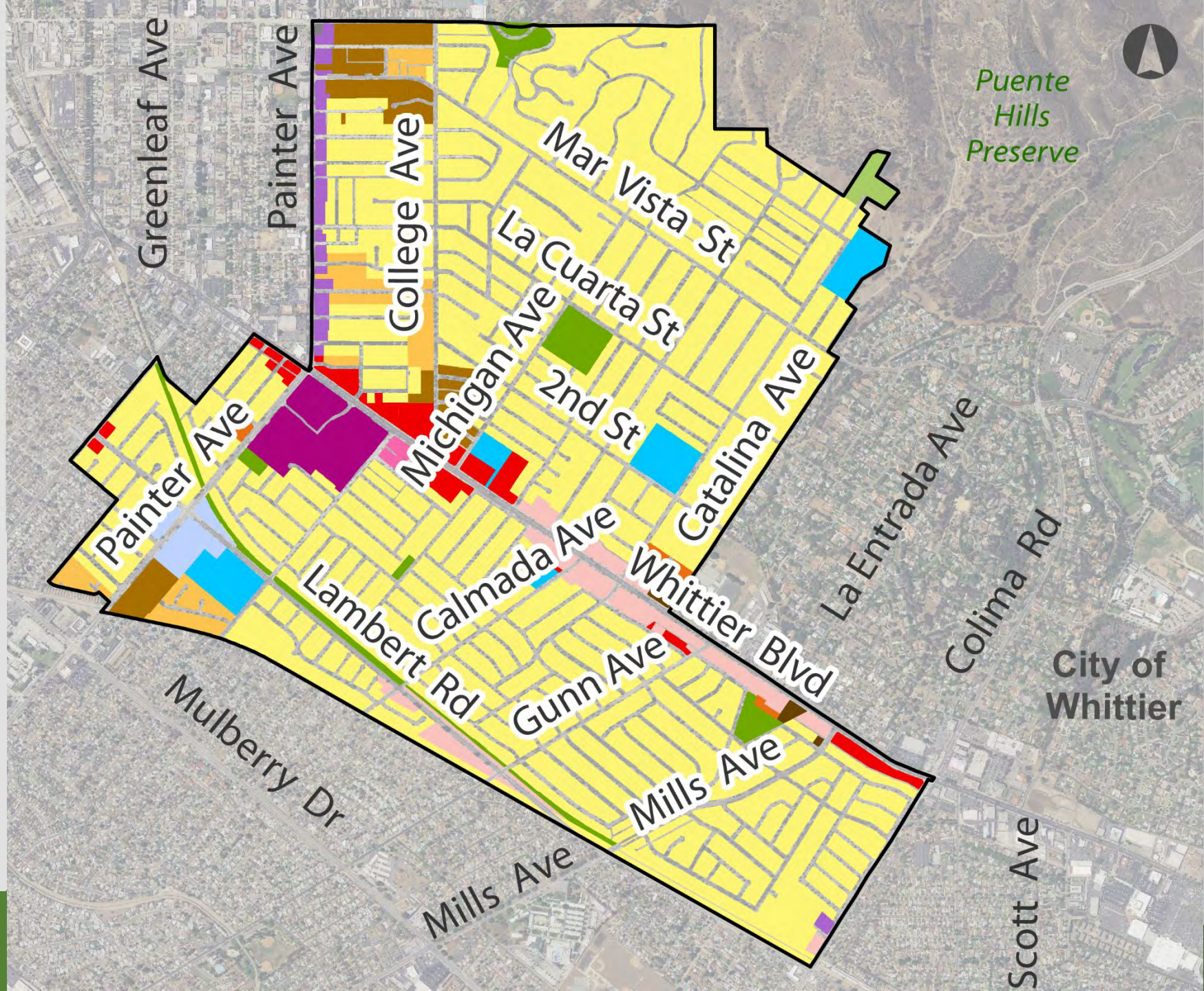

Council District #4

Proposed General Plan Designations

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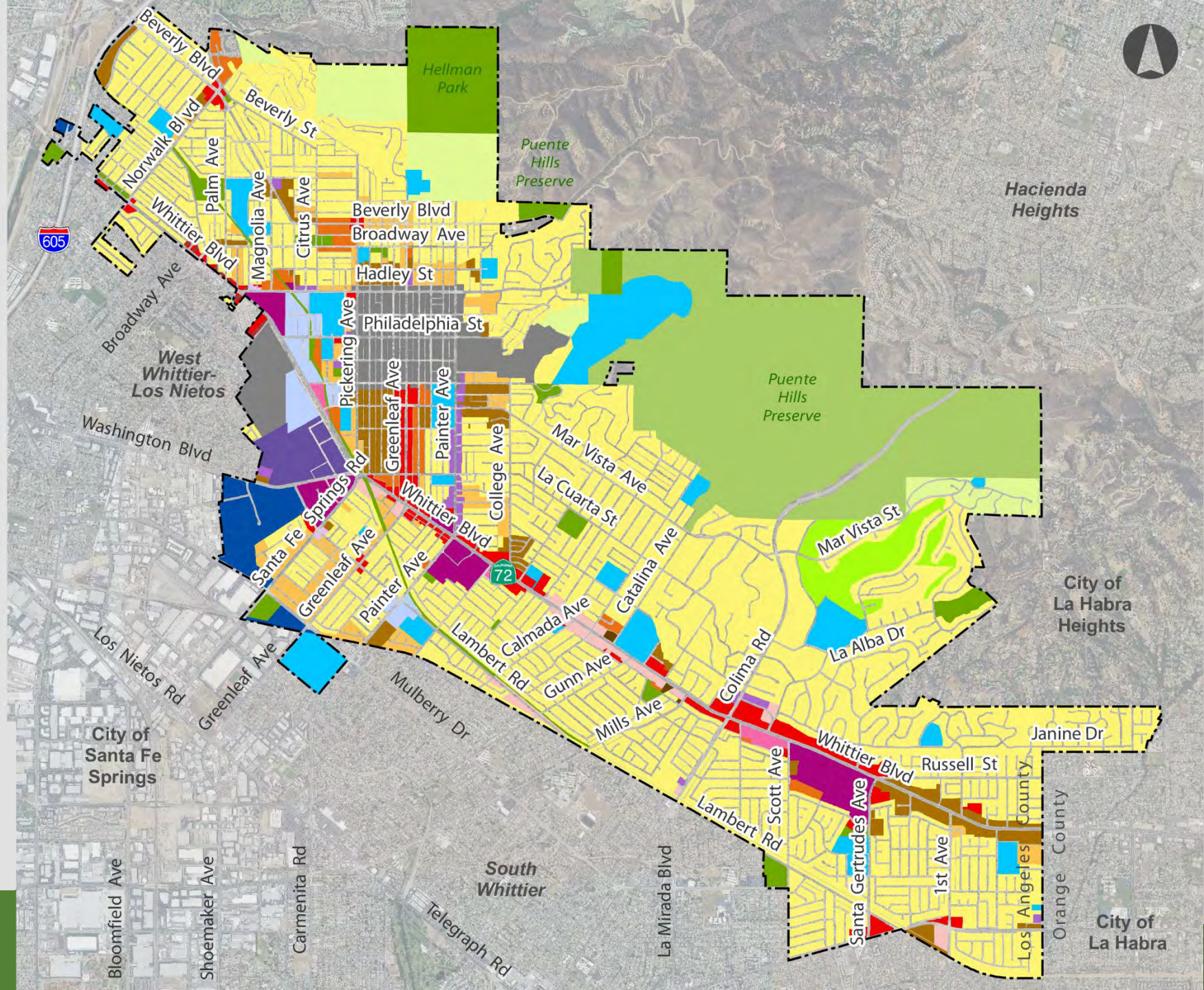

Proposed General Plan

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District 2: Monday, November 30th
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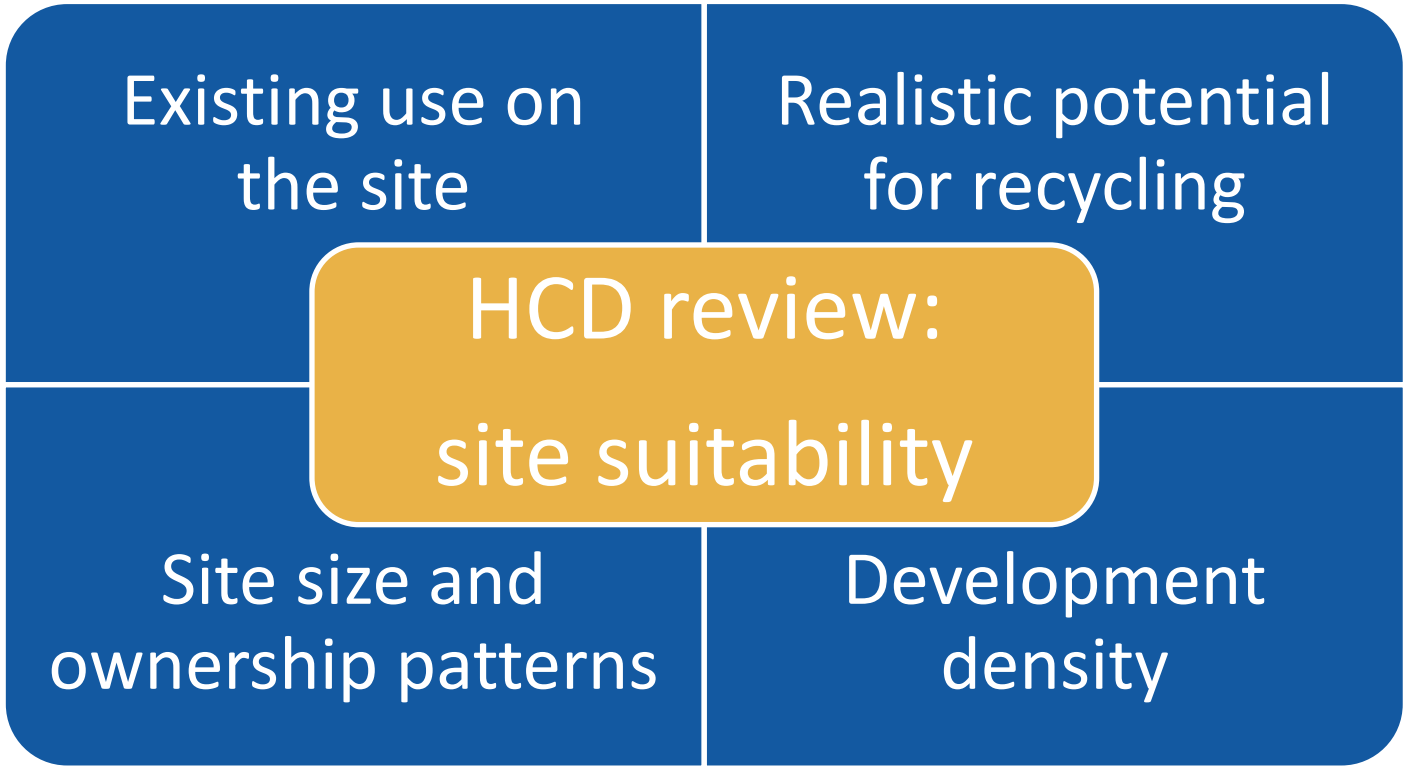
Citywide in Spanish: Thursday, December 3rd

HCD Review: Site Suitability Criteria



Nivel ciudad (Español): Jueves, 3 de Diciembre

Distrito 2: Lunes, 30 de Noviembre
Distrito 1: Martes, 1ero de Diciembre
Distrito 3: Jueves, 10 de Diciembre
Distrito 4: Miércoles, 9 de Diciembre

Bienvenida del Alcalde Joe Vinatieri

Ciudad de Whittier - Facilitadores

Don Dooley
Planning Services Manager

Luis G. Escobedo
Senior Planner

Facilitadoras del Taller

Diana Gonzalez
Senior Housing Planner
MIG

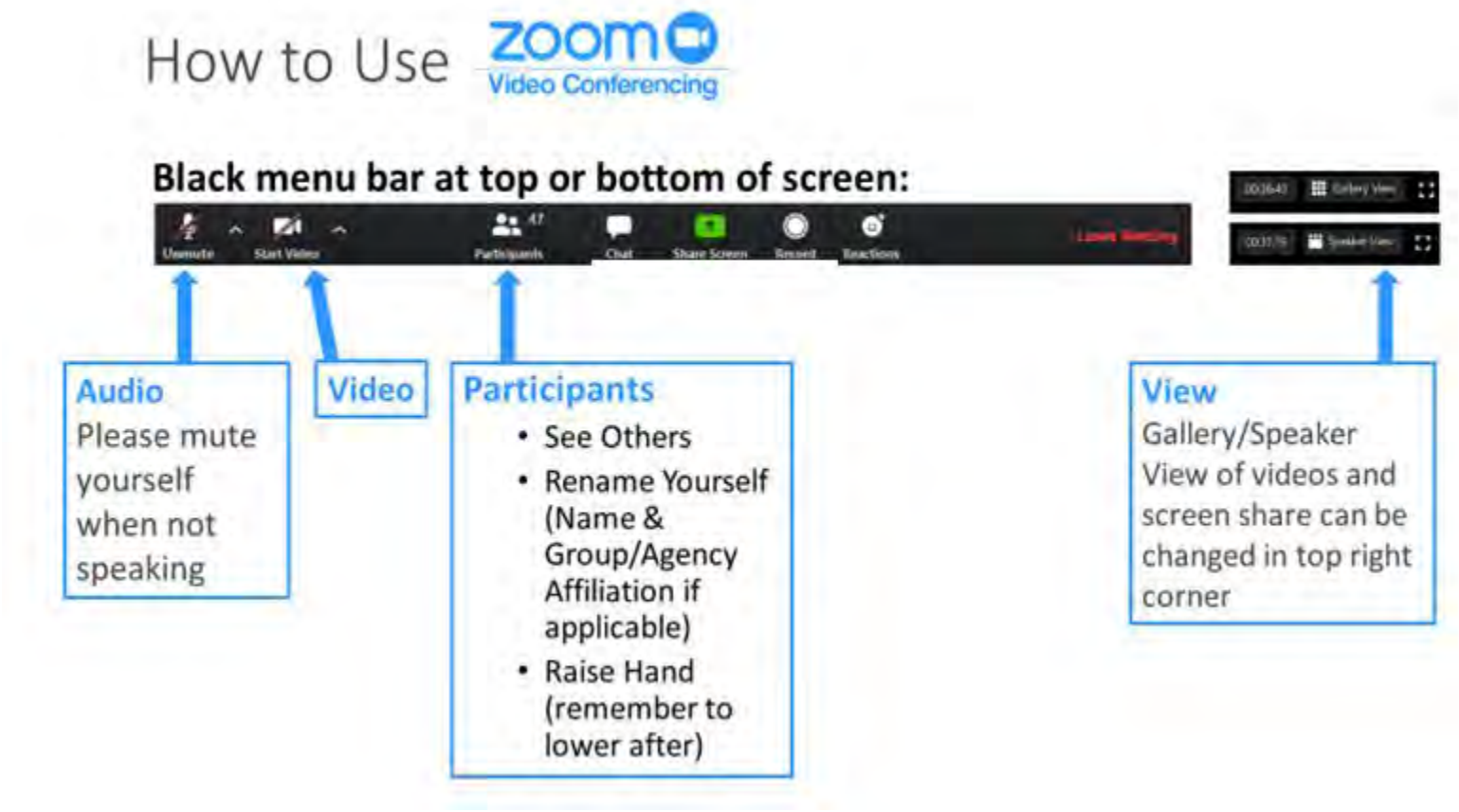
Jessie Hernandez
Project Associate
MIG

Ana Padilla
Project Associate
MIG

Itinerario

- Formato de la reunión e instrucciones para Zoom
- Descripción y proceso de actualización del elemento de vivienda de Whittier
- Sesión de preguntas y respuestas

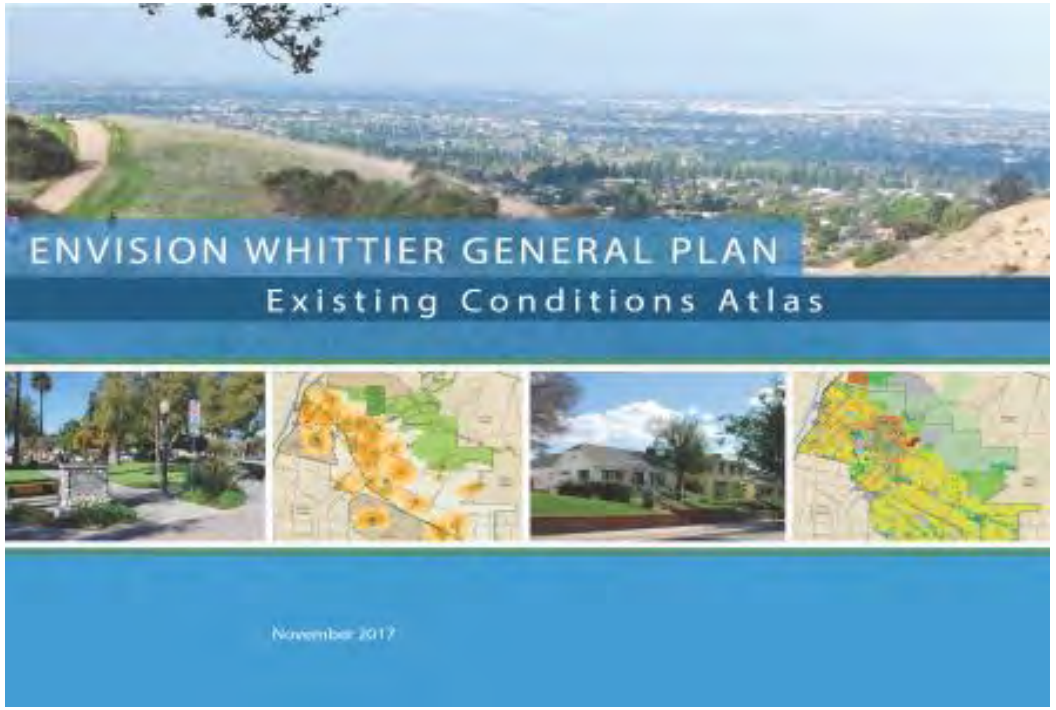
Formato de la Reunión/ Instrucciones para Zoom



Proceso y Descripción del Elemento de Vivienda

- Plan General: Documento para planear el crecimiento y desarrollo urbano

- Elemento de Vivienda: Uno de los siete capítulos que abarca el plan general conocidos como *elementos*



Elemento de Vivienda

- Actualizado cada ocho años

- Revisión requerida por el California Housing and Community Development Department (HCD)

- Fecha límite para aprobar: Octubre 2021

Intención Legislativa del Elemento de Vivienda

"La disponibilidad de la vivienda es de **vital importancia en el estado**…[y] los gobiernos estatales y locales tienen la responsibilidad de…**facilitar la mejora y el desarrollo de la vivienda** para proveer respuestas adecuadas a las necesidades de **todos los segmentos económicos** de la comunidad."

Contenido del Elemento de Vivienda

¿Qué es la Vivienda Asequible?

- Vivienda Asequible (Affordable Housing): una familia o hogar que paga no más del 30% de su salario anual en vivienda
- Carga Económica: Cuando los costos de Vivienda mensuales (incluyendo servicios) exceden el 30% del salario mensual

El 41% de las familias en Whittier tienen una carga económica

Source: SCAG, 2020

Niveles de Ingresos Estatales para el Condado de Los Angeles

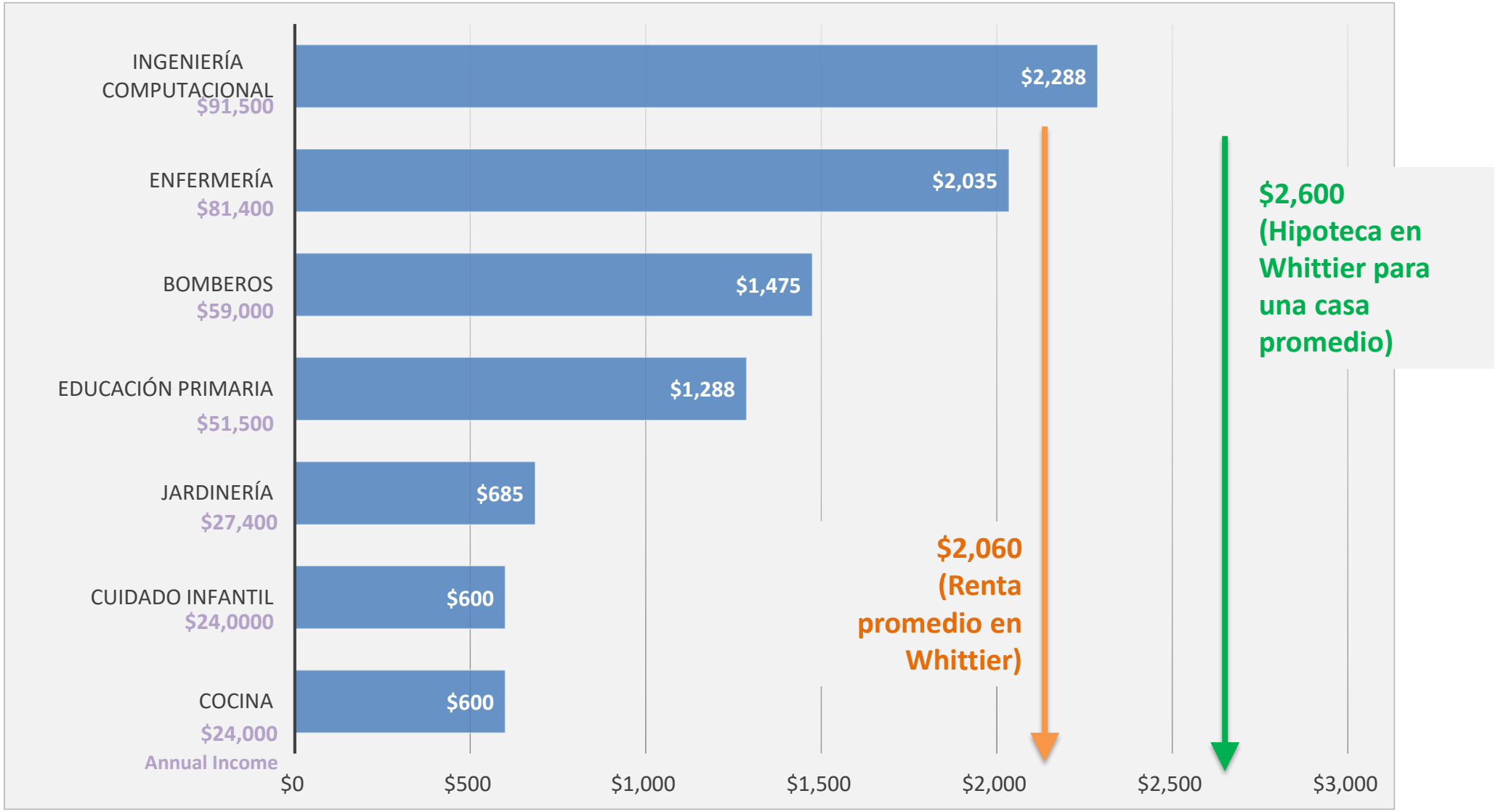
Nivel económico	1 Persona	2 Personas	3 Personas	4 Personas	5 Personas
Extremadamente Bajo (0-30% AMI)	$23,700	$27,050	$30,450	$33,800	$36,550
Muy Bajo (31-50% AMI)	$39,450	$45,050	$50,700	$56,300	$60,850
Bajo (51-80% AMI)	$63,100	$72,100	$81,100	$90,100	$97,350
Moderado (81-120% AMI)	$64,900	$74,200	$83,500	$92,750	$100,150
Nivel Promedio	$54,100	$61,850	$69,550	$77,300	$83,500

Vivienda asequible = 30% del salario de la familia

Ejemplo: $90,100 x 30% = $27,030/12 meses -> $2,252 al mes

AMI = Area Median Income (Nivel promedio del área)
AMI del Condado de Los Ángeles = $77,300 (familia de 4)

Costos de Vivienda Asequible por Ocupación



Source: Zillow.com mortgage data; Rent Jungle rent trend data October 2020

¿Qué es la RHNA?

Regional Housing Needs Assesment:

HCD determina RHNAs para cada Consejo de Gobiernos

→

RHNA para la región SCAG:

1,341,827 unidades de vivienda

→

RHNA para Whittier:

3,431 unidades de vivienda

RHNA Estimada por Nivel Económico

Nivel Económico	% de AMI	Whittier 2021- – 2029 RHNA	% de Casas
Muy Bajo	31-50%	1,022	29.8%
Bajo	51-80%	535	16.6%
Moderado	81-120%	555	16.2%
Más que Moderado	120% +	1,319	38.4%
Total		*3,431*	

Source: SCAG, 2020

Metas para satisfacer la demanda de vivienda mediante políticas comprensivas de uso de suelo y zonificación

no son obligaciones constructivas

Cumpliendo con la RHNA

- Proyectos de vivienda recientes aprobados
- Proyectos en vías de implementación
- Posibles sitios
  - Lotes baldíos
  - Reurbanización
  - Ampliaciones y ADUs

Suposición de Sitios del Elemento de Vivienda

Densidad = Asequibilidad

Nivel Económico Más que Moderado

Nivel Económico Moderado

Nivel Económico más Bajo

Unifamiliar Grande

Unifamiliar Chica

Duplex/Triplex

Ampliaciones Y ADUs

Vivienda Multifamiliar

Algunos ejemplos de densidad…

30 unidades por acre

42 unidades por acre

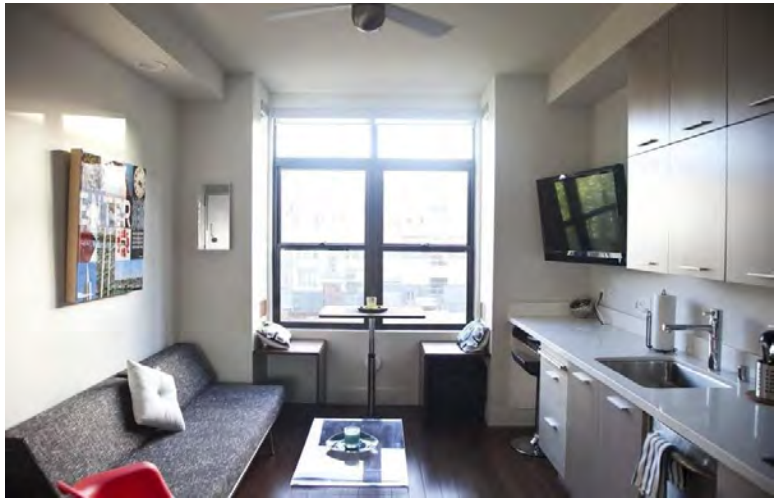
60 unidades por acre

… Micro Apartamentos

- Viviendas de un cuarto con alrededor de 150-300 pies cuadrados (sq. ft).

- Autónomos o comunales (kitchenette y cocina comunal)

Portland, OR



San Francisco, CA

… Vivienda Compartida (Shared Housing)

- Hospedaje a cambio de dinero, ayuda en las tareas domésticas, o ambas.
- Potencial para reducir los costos de vivienda para los propietarios
- Ayuda a personas mayores con el mantenimiento

… Cohousing

- Comunidad de casas particulares que cuentan con facilidades, recursos e incluso comidas compartidas
- Planeadas, administradas y propiedad de los residentes
- Apta para todo tipo de personas: solteros, parejas, familias, retirados

Oakland, CA

Mountain View, CA

… Flex Housing

- Puede ampliar o subdivir cuartos, áreas, y unidades mediante la eliminación de paredes y/o ventanas colocadas en lugares clave
- Se puede añadir una recámara o separar un cuarto para crear oportunidades de renta
- Es ideal para las necesidades de “los ciclos de vida” de una familia

Charleston, SC

Vancouver, BC, Canada

… Accessory Dwelling Units

- Las ciudades están obligadas a permitir este tipo de unidades

- Unidades habitacionales individuales
  - dependientes o autónomas
  - prefabricadas o personalizadas

Accessory Dwelling Unit prototype

Cronograma de Actualización del Elemento de Vivienda

Entrevistas y Talleres de Interés General
Otoño de 2020

→

Identificación de Sitios para Vivienda
Otoño de 2020

→

Borrador del Elemento de Vivienda
Otoño /Invierno 2020/2021

Revisión Estatal por HCD
Invierno/Primavera 2020/2021

→

Análisis Ambiental (GP)
Primavera 2021

→

Consideraciones de la Comisión de Planeación y del Consejo de la Ciudad
Otoño 2021

¡Conoce el Sitio Web “Envision Whittier”!

www.envisionwhittier.com

www.envisionwhittier.org

para más información:

ddooley@cityofwhittier.org

El Elemento de Vivienda Aborda…

- Oportunidades y Limitaciones
- Vivienda Justa
- Vivienda para Todos los Niveles Económicos
- Vivienda para Todas las Etapas de la Vida

COMPARTE TUS IDEAS

para participar por teléfono:

(669) 900-6833

ID de Reunión: 899 992 4502

Vivienda en Whittier

- ¿Cuáles cree que son principales retos relacionados con la vivienda que Whittier enfrenta ahora y en el futuro?

- ¿Qué tipos de vivienda consideras que son los más necesitados en la comunidad?

Vivienda en Whittier

La nueva asignación RHNA en Whittier es de **3,431** unidades residenciales durante los próximos ocho años. La ciudad ha pedido que se reconsidere esta asignación.

- Si la asignación se vuelve final, ¿qué estrategias consideras que son las mas aptas para incorporar a estas futuras viviendas? Por ejemplo, reuso de edificios, incrementos de densidades, uso mixto, etc.

Vivienda en Whittier

¿En dónde consideras que deberían de estar las viviendas unifamiliares, y en dónde las multifamiliares en Whittier?

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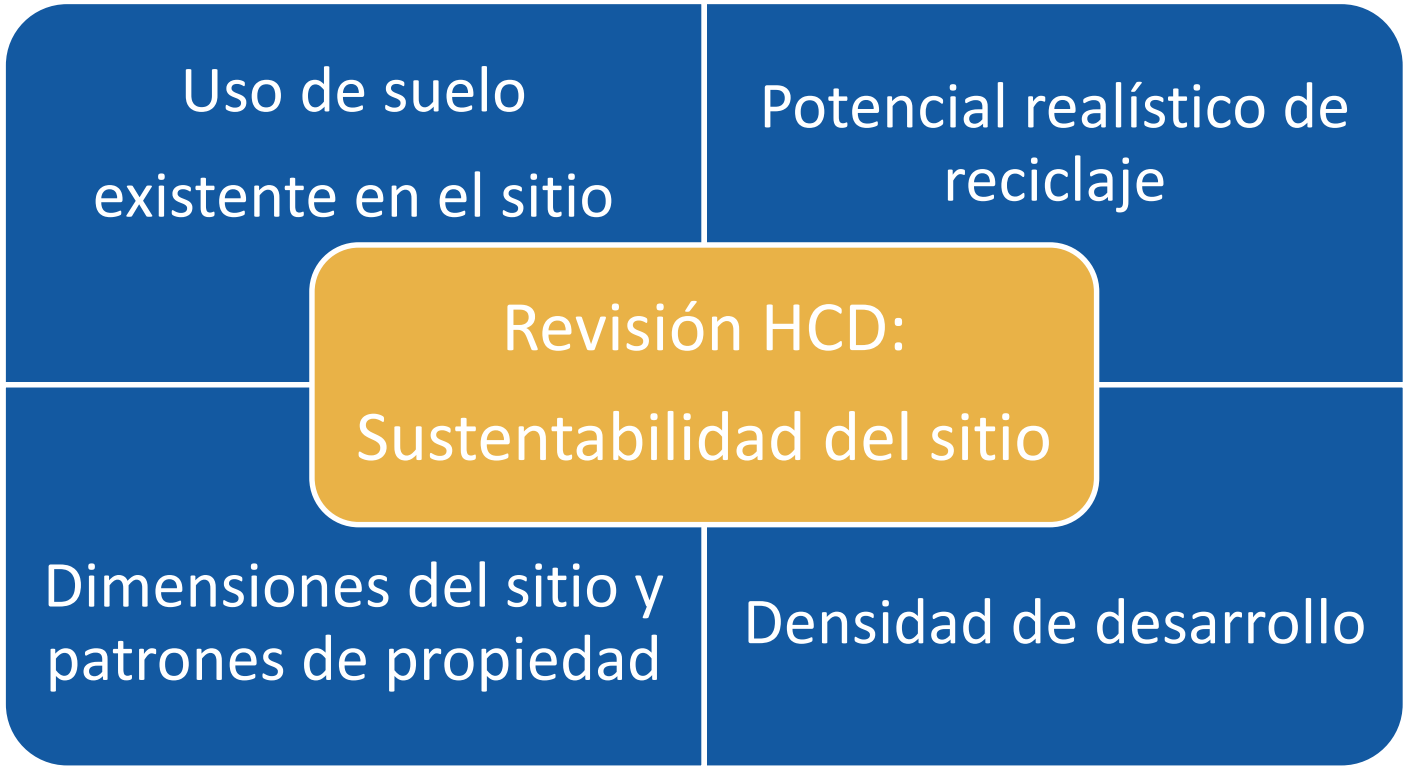
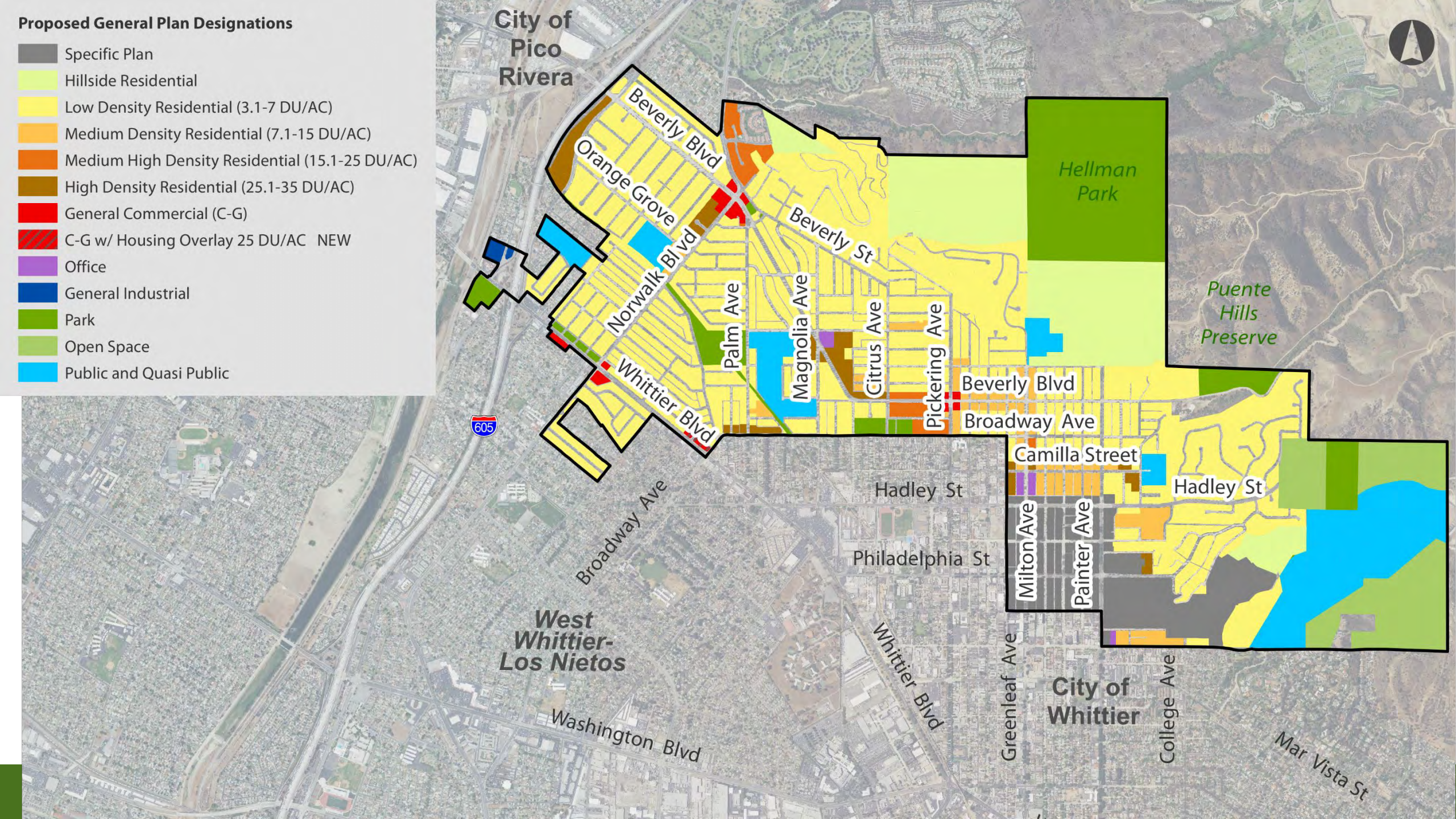
Revisión HCD: Criterios de Aptitud de Sitio

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Orange Grove
Norwalk Blvd
Beverly St
Palm Ave
Magnolia Ave
Citrus Ave
Pickering Ave
Whittier Blvd
Hellman Park
Puente Hills Preserve
Beverly Blvd
Broadway Ave
Camilla Street
Hadley St
Hadley St
Milton Ave
Painter Ave
Philadelphia St
605
Broadway Ave
West Whittier-Los Nietos
Whittier Blvd
Greenleaf Ave
City of Whittier
College Ave
Washington Blvd
Mar Vista St

Whittier Housing Element District 1 Workshop

DATE:
December 1, 2020

December 1, 2020
6:00 - 7:00 pm

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. Whittier's new housing need allocation is **3,431** housing units during the next eight years. The City has challenged this allocation. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, or mixed use.
Question 4. Where should the single family and multifamily housing be located within your District and Citywide?

Major Challenges

- Shortage of homes in Whittier contributing to affordability crisis
- Affordable housing & lack of senior housing
- Shortage at all income levels
- Units fill up quickly
- New development didn't have internet for 5 months
- Public expectations for new housing might not reflect actual uses
- Seniors who want to downsize - cheaper to stay in paid off home
- Limited options to stay in Whittier at an affordable rate
- Parking issues present a major issue for new housing
- Congestion
- Lack of funding to build affordable housing and keep it affordable
- Some neighborhoods don't have sidewalks (e.g. up in the hills farther east)
- Lack of alternatives to cars

Housing Needs

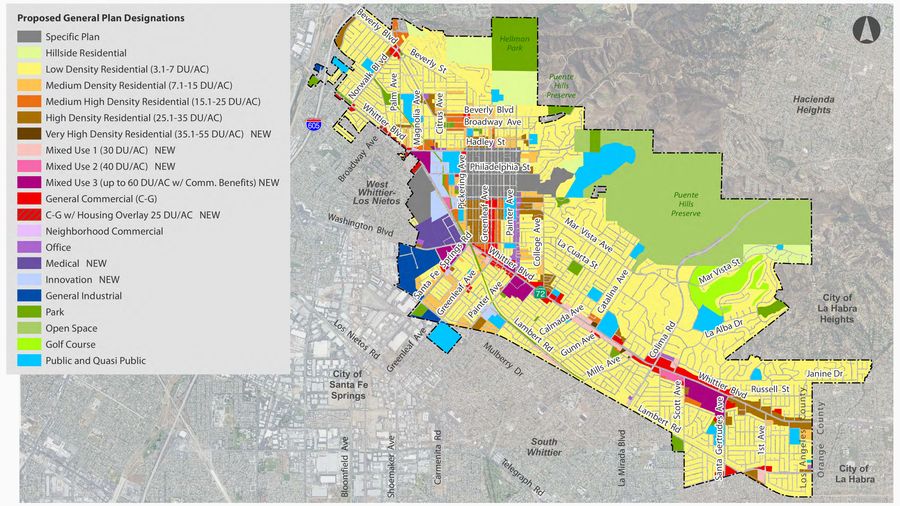
- ✔ Affordable housing & housing for seniors
- Micro units would be good for affordability but could amplify parking issues
- Studio apartments
- Mixed use developments
- Walkable residential areas with convenient access to services
- ADU's can add housing without changing neighborhood character

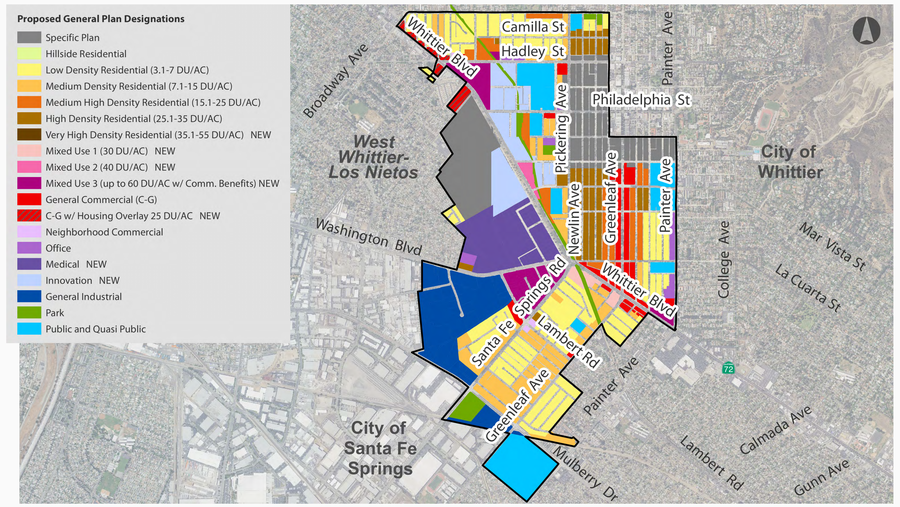
Strategies

- Embrace new housing target and drop appeal
- Find creative solutions
- Mix used housing to limit need to drive
- Explore light rail options and housing that is connected to transit
- Incentivizing developers and land owners
- Not allowing developers and land owners buy themselves out of affordability requirements
- Incentivize senior units at a discounted rate by providing discounts on services (water, etc.)
- Long-term incentives
- Community land trusts - a nonprofit that would develop or acquire housing and keep it permanently affordable
- Identify sources of funding to build affordable housing
- Density bonuses
- Whittier could support or put up seed money

New Housing

- Not much vacant land to build on
- Repurpose commercial spaces
- 76th and Hadley tried to bring in mixed use but couldn't because of parking needs
- Extra costs to bring in residential housing to commercially zoned lots is not incentivized for developers
- Uptown - has do be done carefully so as not to displace people
- Already walkable, don't have to rely on cars
- Areas further from Uptown/commercial should consider ADU's
- New housing should also come with enhanced multi-modal transit options
- Close to future light rail





Additional Comments

- With all the current construction in the groves, Hadley & Kingsdale, etc. - are these being counted in the RHNA?
- If under construction and have certificate of occupancy currently they will not be counted in RHNA goals
- Interest-free rehab loan for owners who want to fix up properties to rent affordable and/or to seniors
- We hear from owners who inherit properties and want to rent it but can't acquire funds
- Housing affordability challenge is a big issue and so is climate change
- Planning for housing has a big impact on climate change - e.g. impacts driving
- I hope Whittier is ambitious with this Housing update. There are a lot of people suffering
- Think about people at all income levels
- Who determines the stakeholders who are invited to participate in this process?

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Whittier Housing Element District 2 Workshop

DATE:
November 30, 2020

November 30, 2020
6:00 - 7:00 pm

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. Whittier's new housing need allocation is **3,431** housing units during the next eight years. The City has challenged this allocation. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, or mixed use.
Question 4. Where should the single family and multifamily housing be located within your District and Citywide?

Major Challenges

Consider zoning in general	Size and configuration of lots are not standard. Less densely populated or buildable lots	Creating smaller communal spaces will help create denser lots, more housing	Consider live/work units as an option, especially with working at home more popular
Look at all available opportunities to create different housing types	Need education to address community opposition to multifamily housing, affordable housing and more dense housing	Builders are profit-driven, stringent requirements / low density in Whittier raises initial cost	the most likely potential for increased density is with medium-not high density-zoning
Addressing homelessness - need permanent supportive housing	Address the barriers to housing stability and provide onsite staff to provide case management and services	Density itself is a challenge and may push others out who prefer a different lifestyle	Market economics favor mid-range density in this location due to pricing ceilings.
minimum dwelling unit sizes - challenge to creating add'l density			

Housing Needs

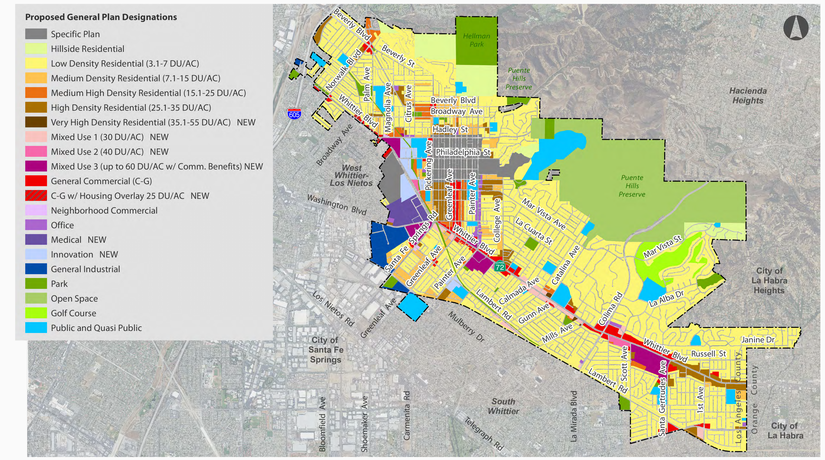
Council intent is to increase residential in Uptown specific area	In District 2, with mainly R-1 zoning, the most likely potential for increased density is with medium-not high density-zoning	Market economics favor mid-range density in this location due to pricing ceilings.	Also, moderate density may be accommodated within the existing utility and transportation capacities if carefully planned
Need more housing in Uptown so all is in walking distance	Meeting residential parking requirements is a challenge in D2; mostly buildings built to property lines	Speaking with regard to zoning strategy, new land uses	A: Current regulations allow accessory dwelling units
Min. dwelling unit size a challenge with creating add'l density	Micro-units become a challenge if trying to create add'l density		
Include a discussion of partnerships with existing non-profits who build affordable housing, like Habitat for Humanity?			

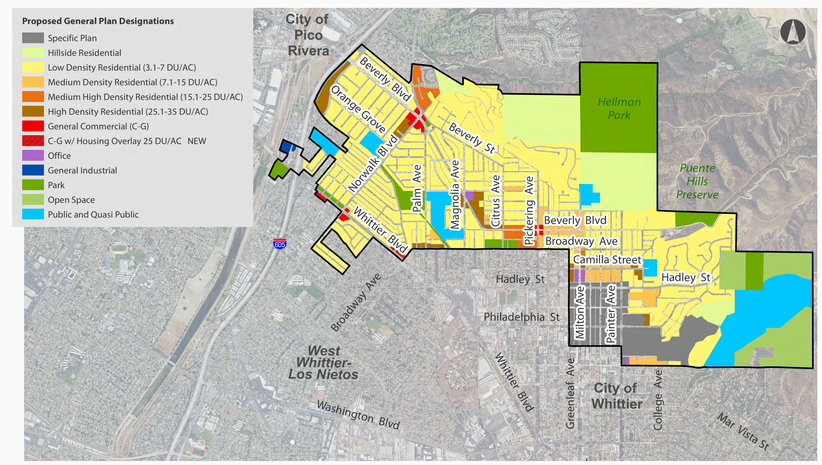
Strategies

moderate density may be accommodated within the existing utility and transportation capacities if carefully planned			
Will the housing elements include a discussion of partnerships with existing non-profits who build affordable housing, like Habitat for Humanity?			
A: Yes, partnerships will be part of plan strategies, please share ideas			

New Housing

Q: What are proposed changes of zoning? A: Not much in District 2	Existing infrastructure & growth patterns in District 2		
Uptown needs more residential housing	Portions of Hadley are underutilized; housing already there	Especially near high school	Underperforming areas of Whittier Blvd. (n. of Hadley) - King Taco property





Additional Comments

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Whittier Housing Element District 3 Workshop

DATE:
December 10, 2020

December 10, 2020
6:00 - 7:00 pm

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. Whittier's new housing need allocation is **3,431** housing units during the next eight years. The City has challenged this allocation. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, or mixed use.
Question 4. Where should the single family and multifamily housing be located within your District and Citywide?

Major Challenges

D3: Traffic, Bottle necks ✔	Bottle necks: Whittier Blvd, Colima, Hacienda Blvd.	Hacienda Blvd shut down for a year and worsened traffic	how is the type of housing going to mess with the existing types of housing?
Type of housing the State is requiring the City to look into	We're drawn to our neighborhoods because they are primarily single-family homes with lot and yard, aren't overbuilt	We're concerned that our neighborhood will change over time	Development costs/ fees
Challenging to get projects to make financial sense and to be economically feasible	physically there's a lot of possibilities but the financial return and risk don't balance out.	Six year time cycle before return is made worth while	Risk > development time and cost

Housing Needs

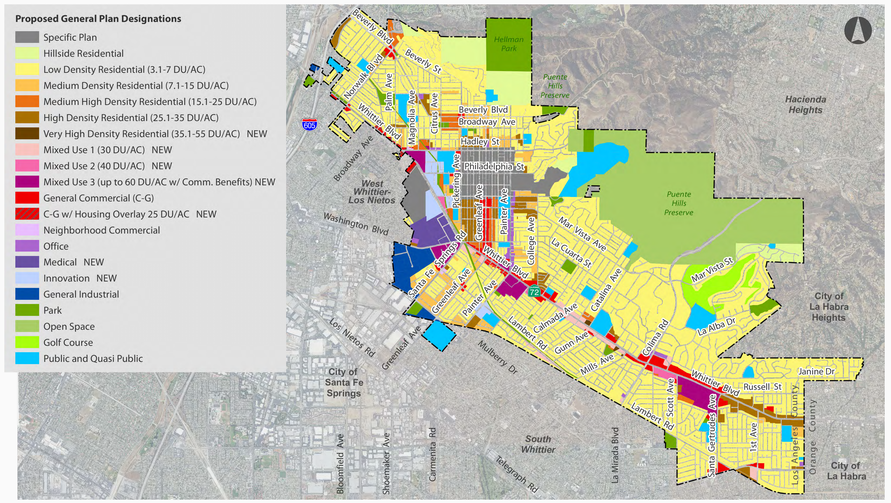
More mixed-use and retail space on the East side of Whittier	End up going to La Habra and other cities	Add commercial uses to multi-family developments	Mixed-Use
Development trending towards mixed use	Complement existing commercial and residential development	Helps address housing need while bringing in other services	We look at what needed housing is in a particular market and needs of groups (e.g. seniors)
Seniors looking to downsize in same community	Have people who have moved out of the area, return and afford their "hometown"	Is there an opportunity at Whitwood/anchor tenants to contribute to RHNA requirements and attract businesses to locate here?	Attract businesses
walkable communities	ADU opp.	Any way to make it easier or more affordable for homeowners to add ADUs?	

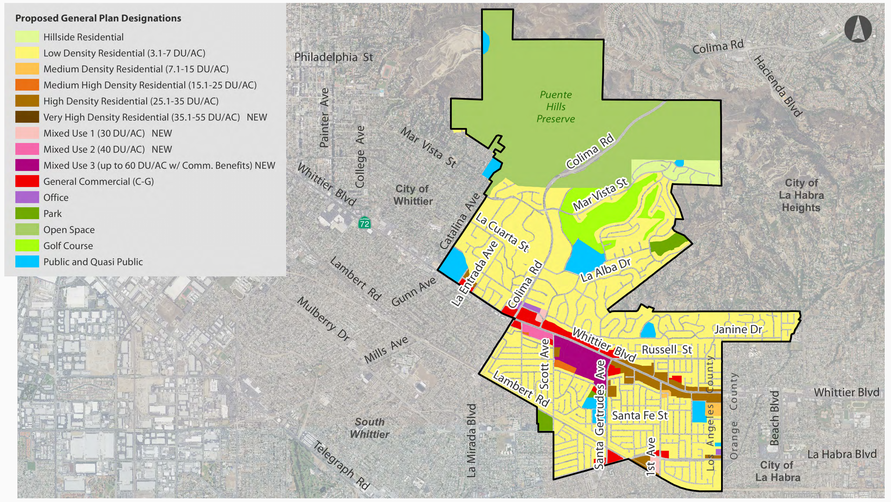
Strategies

Mixed use	Utilize upcoming E/ Gold line extension to accommodate population increase	Use uptown Whittier as an opp.	Leverage walkable areas
Encouraging more pedestrian oriented mixed-use developments	Increase the density in certain areas	Stacked apartments, groundfloor retail -	Vibrant communities and placemaking
Sense of place	Looking for something unique and special	Don't create the need to go elsewhere	Protest RHNA figure
create the environment people want to be in	needed services, types of retail, needed housing		Amend Specific Plan to allow for more mixed-use

New Housing

East side of town is isolated from freeways, makes sense to build closer to freeways	Whitwood Town Center ✔		
Reuse of anchor tenant spaces			





Additional Comments

Template courtesy of @AllisonPress, IDEO

Whittier Housing Element District 4 Workshop

DATE:
December 9, 2020

December 9, 2020
6:00 - 7:00 pm

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. Whittier's new housing need allocation is **3,431** housing units during the next eight years. The City has challenged this allocation. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? For example, reuse of existing buildings, increased density, or mixed use.
Question 4. Where should the single family and multifamily housing be located within your District and Citywide?

Major Challenges

Overcrowding	Affordable Housing	Property I own in District 4 would be illegal to build today due to current requirements (minimum square footage ordinance)	Is there a proposal to replace the Quad in Whitwood with 6,000 units?
D4: Penn st, Franklin, Mar Vista, multi family adjacent to single. Prime for density	Look at the min SqFt Ordinance	The size of some properties need ADU	Travelling outside the City for shopping and loss of sales tax
I realize due to the history it is difficult to better utilize the property	Increase Traffic	Homelessness	Impacts of Section 8 and Section 9 housing
Joint Power Auth. for homelessness - Housing those without homes	Accessibility for people with disabilities	Renter for 15-20 years, thinking about the type of housing, focus on renter friendly housing	Cost of renting
Parking issues, particularly around Whittier College	How are we problem solving as a community? How are we being innovative?	Will the Gold Line reduce the amount of folks who drive?	Some families have more than one car per person
Access to public transit; Transit routes and stops are far	Housing for different folks: homeless, undocumented, renters	Provide support to help people who are worried about ending up on the street	Resources for undocumented community members
Inefficient use of land and access to resources	Support and resources for residents who need home modifications to remain living in their homes and gain independence	Worried about being priced out of the community. Building more affordable housing wont cover the need out there; there are already long waiting lists	

Housing Needs

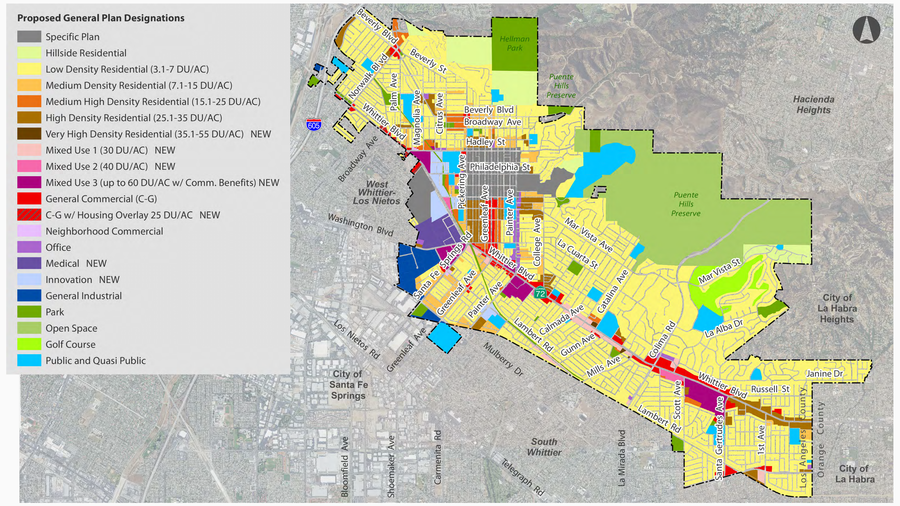
Affordable Housing	Accessible housing for people with disabilities	Housing for everybody: unhoused households, undocumented households	Inclusionary Housing Ordinance
New ideas to support homeownership: smaller homes, redeveloping underused facilities	More mixed use	Variety of housing that meets different needs (e.g. generational needs)	Co-living, micro apartments around the new Gold Line terminal
High density, Flexible types of housing that is affordable.	Bungalow Courts	Missing Middle	

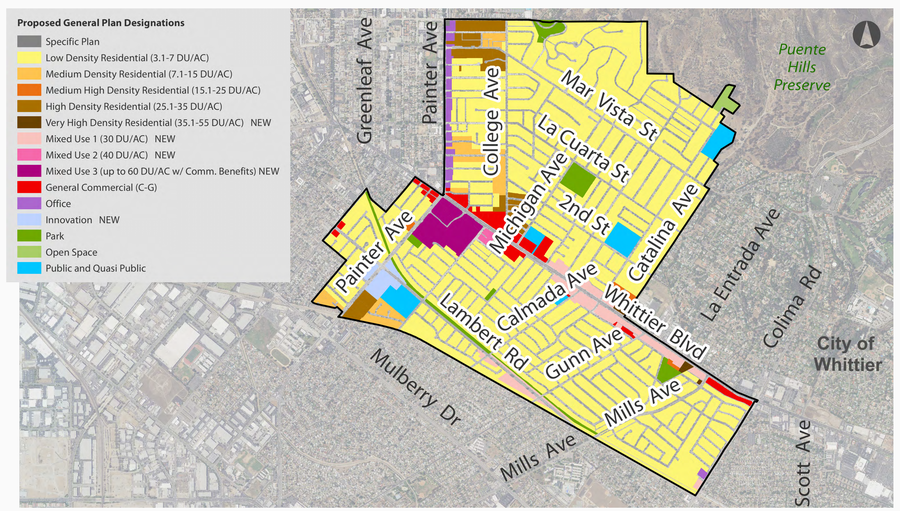
Strategies

Pilot the models you presented - co-living, micro apartments	Inclusionary housing	Nice apartment housing located close to reliable transit. Easy access to transportation would attract young professionals	Upzoning for higher density in existing multifamily zones
Modifying and reusing empty lots and existing buildings	Commute: Origin and destination consideration	Reduce parking requirements and minimum square footage to add greater variety of housing	Higher Standard of Apt. design, landscaping
Reliable public transit	Small lot subdivisions allowing 8-1 small lots ess than 5,000 sq ft	Encourage more ADU's	

New Housing

Adjacent to Whittier Blvd	Upzone the Friendly Hills area	Higher density along and around Whittier Blvd.	





Additional Comments

Do we have a salary number to afford the median home mortgage in Whittier?	Where is affordable housing currently?	Are the 60 condos being built on Blue Hill Nursery being included towards the 3,440 unit mandate?									

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Taller Comunitario Elemento de Vivienda de Whittier

DATE:
3 diciembre 2020

3 diciembre 2020
6:00 - 7:00 pm

Preguntas para la Discusión

5=4+1

1. ¿Cuáles cree que son los principales retos de vivienda que Whittier enfrenta ahora y en el futuro?
2. ¿Qué tipos de vivienda consideras que son los más necesitados en la comunidad?
3. La nueva asignación RHNA para Whittier es de 3,431 unidades residenciales durante los próximos ocho años. La ciudad ha pedido que se reconsidere esta asignación. Si la asignación se vuelve final, ¿qué estrategias consideras que son las mas aptas para incorporar a estas futuras viviendas?
4. ¿En dónde consideras que deberían de estar las viviendas unifamiliares, y en dónde las multifamiliares en Whittier?

Principales Retos

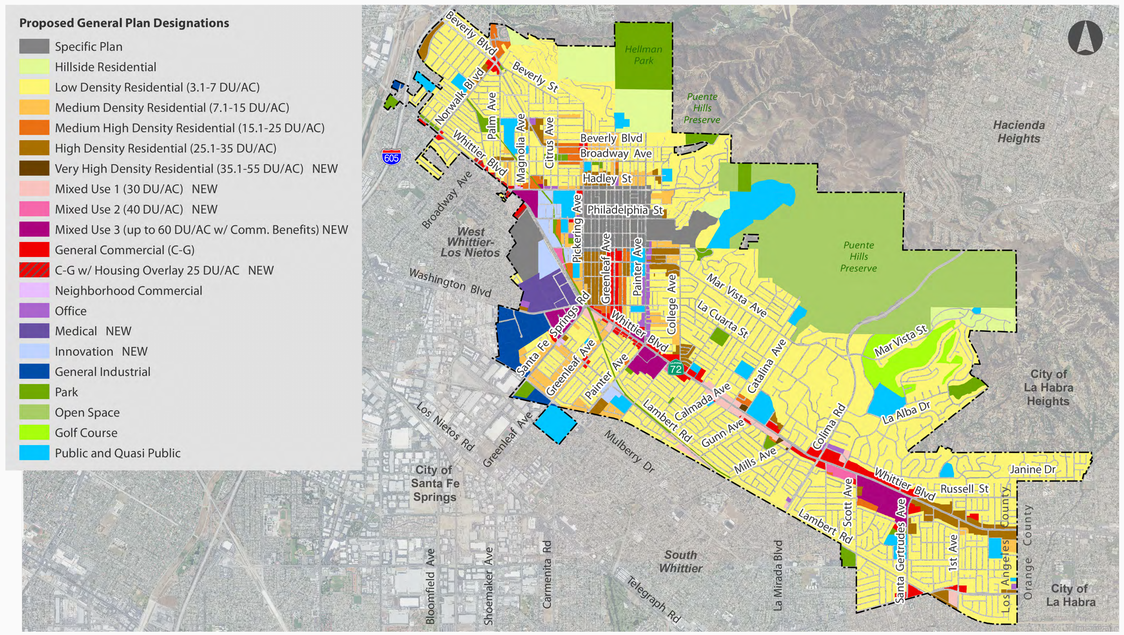
Esto como nos ayuda a los que rentamos?	No más siguien subiendo la renta y estamos perdiendo trabajo	Y aquí está muy caro la renta	no tener que manejar para trabajo
Familia esta eschuchando	viviendas barata - section 8 - no hay tanto opp. para traer bajo costo	Ya tenemos 20 anos en el area - habla mucho de los temas pero no hay muchos opp.	que tipos de opp. hay para trabajar y vivir
que impacto tiene la pandemia?	como comunican con la comunidad?	En las casas viejitas hay mucha tierra para acer dos casas, por que no hay mas hogares asi?	Hubiera control de la renta - suben la renta y es demasiado
Que los duenos matiene la casa mejo, no cuando quiere	Hacemos cosas en la para areglar la casa - es la tarea del dueno	meta principal- que los casa son mantenido y que los duenos no mal tratan los que viven ahi	Distrito 3 tiene mas dinero y con eso sale mas dinero para la escuela
gente precupan y mudan lugares con mas seguridad (la hebra) o menos(grarage)	Necesita mas talleres y programs com esto para aprender de lo qu se trata	parking junto multifamily homes	las personas sin hogar deben espacirse por toda les ciudad, no solo el distrito 1
no tener que manejar para trabajo	Los qu no tienen casa estan en districto 1 y el centro	Housing Right Center: 562/946-1390	Vivienda para los que no tiene documentos
en donde information publico para separ donde buscar vivenda en whittier	Que los casa y apartemento tienen estacionimiento que a la capacidad del edificio		

Necesidades de Vivienda

Hay que tener apartamentos en el distrito 3 para nuetro niños puedan tener mejor educacion			

Estrategias

Viviendas Nuevas



Comentarios Adicionales

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ENVISION WHITTIER

GENERAL PLAN UPDATE LAUNCH WORKSHOPS

SEPTEMBER 23 & 30, 2017

SUMMARY

Overview

The City of Whittier held four General Plan Update launch workshops in September 2017. Over 75 residents attended these workshops, which were at locations across the City to encourage participation from a diverse cross-section of the Whittier community. General Plan Launch workshops were advertised through social media, the Envision Whittier website, a local news site, the City's website, and flyers. Partner stakeholders, including local community and business groups, promoted the event to their members.

Workshop 2 (Ocean View Elementary School) and Workshop 3 (Whittier Train Depot).

Date	Time	Location
September 23, 2017	9 a.m. – 12 p.m.	Parnell Park
September 23, 2017	1 p.m. – 4 p.m.	Oceanview Elementary School
September 30, 2017	9 a.m. – 12 p.m.	Whittier Train Depot
September 30, 2017	1 p.m. – 4 p.m.	Palm Park

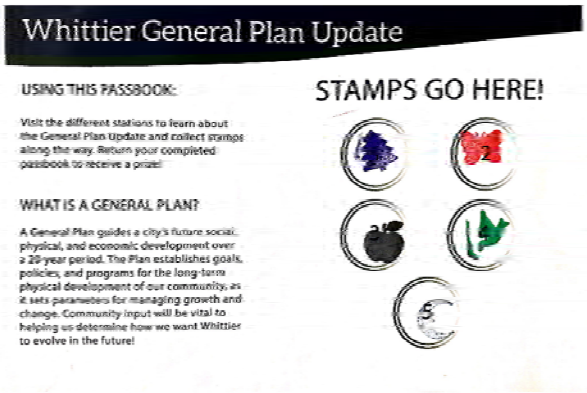
The workshop objectives were to:

1. Engage residents in conversation regarding what they value most about Whittier
2. Present information on the General Plan's purpose, process, and timeline
3. Generate excitement for the General Plan Update process and encourage the community to stay involved

Community members were given passbooks and encouraged to visit the workshops' five stations. Each station included a fun, family oriented activity where participants discussed key issues, opportunities, and ideas to inform the General Plan Update. The five stations were:

1. Where do you live?
2. What do you value most?
3. How do you get around?
4. How do we stay healthy?
5. What are Whittier's community assets and future opportunities?

The Whittier Parks, Recreation and Community Services Department also staffed a table for children to color and draw their vision for Whittier.



(Left) Participants received a stamp for every station they visited. Participants received a parting gift when they returned passport. (Right) Children drew what they envisioned for Whittier's future.

The workshop content and findings are summarized below. The questions posed were open ended; as a result, the findings are qualitative with the purpose of being explanatory only. Photographs of maps and comments are organized by station; they are included in the Appendices.

Station 1: Where do you live?

Community members indicated where they live by placing a sticker on a large map of Whittier.

Workshop 3 (Whittier Train Depot) and Workshop 4 (Palm Park) participants mark where they live on a map.

Findings

The "Where do you live?" findings were summarized by looking at the maps and noting where stickers are grouped (see *Appendix A: Where do you live?*). Workshop participants live all over Whittier. Only one participant, from Buena Park, reported living outside the City. Workshop 3 (Whittier Train Depot) participants live more centrally with a cluster around Uptown Whittier, while the participants at the other workshops were more widely scattered.

Station 2: What do we value most?

The "What do we value most?" station solicited input about participants' community values. Community members wrote the three most important values they think a community should have. Participants then posted these values under categories informed by the feedback from previous stakeholder interviews. An "Other" category was provided for community values that did not fit within the identified categories. The values are intended to serve as the foundation for a shared community vision for Whittier's General Plan.

Workshop 1 (Parnell Park) and Workshop 2 (Ocean View Elementary School) community members share their ideas for community values.

Findings

The values listed below combine participants' input from all four workshops. Similar values have been combined into value statements. The "additional values" under each value category are unique and/or distinct values recorded by community members. The categories are ordered from the category that had the most values (Community) to the category that had the fewest responses (Historic). The values are ordered alphabetically. *Appendix B: What do you value?* provides photographs of each workshops' value board responses.

Community

- Community-wide spaces and events, such as arts and music, recreation, libraries, for all ages
- Cultural and income diversity and communication
- Homeless services and homelessness resolution
- Preservation of existing building and neighborhood character while renovating or redeveloping as necessary
- Public gathering places and centers, including for those with young children
- Quality selection of eating establishments, nightlife, places to socialize, and retail
- Quality education for children, young adults, and the community
- Safety - Personal safety for people walking and using open spaces; traffic safety for people using streets

Additional Values

- Beautifying Uptown Whittier (building upkeep, street maintenance)
- Improve the City website, big a bigger presence on social media. Be the community hub!
- Provide connection from Whittier Green Trail to San Gabriel Bike Trail
- No motels
- No marijuana in Whittier
- Revise Whittier Boulevard Specific Plan. All development should be under conditional use.
- Rubbish - A system that picks up the trash that the street sweeper does not; enforce a code for businesses to pick up their trash around their business; more trashcans on the streets
- Site specific comments:
    - Lambert Road businesses (between Painter and Mills) should be required to adhere to a uniform color of exterior of buildings.
    - Keep F.C. Nelles property intact. Do not remove nature trees from property.
- Slow increase in rent for businesses and residents due to gentrification
- Smoking - No smoking/driving district between Hadley and Philadelphia on Greenleaf; no smoking outdoors on streets

Livability

- Clearly marked entrances to districts and the City
- Clean streets and trails
- Community concerts in the park
- Ease of traveling by car and different types of car (electric charging station)
- Housing for homeless populations
- Mix of housing for different income levels
- Modes of transportation other than car - Options for traveling around the City including by bicycle, buses, train, and shuttle; walkable community
- Public safety in open spaces, Uptown, and in the City in general
- Senior services and ability for people to age in place
- Sustainable living and healthy environment

Additional Values

- Better integration of multi-family housing with commercial and residential neighbors
- City growth = more jobs, more people
- Fewer fast food chain restaurants
- Limit RV parking in residential areas.
- Whittier has abandoned homeowners and their aging sewer systems, forcing homeowners to bear the full cost of replacement and repair. Whittier needs to step up and bear financial responsibility.
- More homes on Whittier Boulevard; support local businesses
- More resources for different areas of Whittier (not just Uptown)
- Preserve the parks and trails.
- Stop building so many motels.

Other

- Art and art education
- Diverse mobility options including train, trolley, and shuttles
- Education and educational resources for children
- Environmental sustainability
- Options to move around the community including bus and train transit and more parking in places like Uptown Whittier and Hellman Park

Additional Values

- Add more community events like the Winter Sonata.
- Business mix - Less massage/nail places; small retail businesses; another cineplex or a Dave and Buster's to have more people from out of town to spend their money in Whittier
- Great community to live, in work, and play! Make this community greater; invest in resources
- Include renters and not just homeowners in the discussion.
- Massive investment on Whittier's Urban Forest and street/park trees. Improve aesthetics and environment!
- More parking Uptown but no more dense development like enormous apartment complexes or motel/hotels
- Need to increase traffic control; add right hand turn lanes Calmada Avene at Lambert Road
- Noise pollution – loud cars and motorcycles
- Overall concept: good and rising quality of life for ALL Whittier citizens
- Projects in City: public needs to be asked regarding new buildings
- Safety and Police – Protection for undocumented families; City lighting; more police presence in neighborhoods (drive-bys); less police presence; citizens oversight committee
- Transportation – access to services, they are available!; How do people find out?
- Wildlife preservation and educating the community of the local wildlife, e.g., coyotes

Collaboration

- Addressing homeless situation
- Civic engagement among youth
- Engagement between Whittier College students and community members
- Multi-modal connections between Whittier, job centers, and other communities
- Provision of preventative and response services for mental health, homeless, addiction, and senior needs
- Tradition of and engagement opportunities between City and community, and City and City

Additional Values

- Collaborate with the City of La Mirada to have their squirrels (overabundance) at Creek Park relocated to the Whittier Hills
- Better community, maybe people to people to unite the community
- Bringing in businesses with higher sales tax revenues
- Electric Vehicle (EV) incentives like parking spaces!
- Partner with the City to attract more conventions and/or seminars. This will attract more business.
- The coyotes will find sustenance in the hills as opposed to in the City
- Restaurants/food halls, more opportunity small scale (not just national chains)

Open Space

- Access to open space for all modes, including for bicyclists and motorists
- Preservation of existing and acquisition of open space, such as the Greenway Trail, the hills/mountain trails, and parks
- Safe places to recreate and socialize in both open spaces and gathering spaces such as Uptown and the Quad

Additional Values

- Better pedestrian accessibility for wheelchairs and stroller and more tree-lined streets (but no root issue trees like fiscus or pines)
- Food forest (along bikeway)
- Love the Hills – but Turnbull access should be sunrise to sunset
- Reasonable development
- Trees! (esp. purple)
- Visibility – rid of overgrown “trees” and areas need cleaning

History

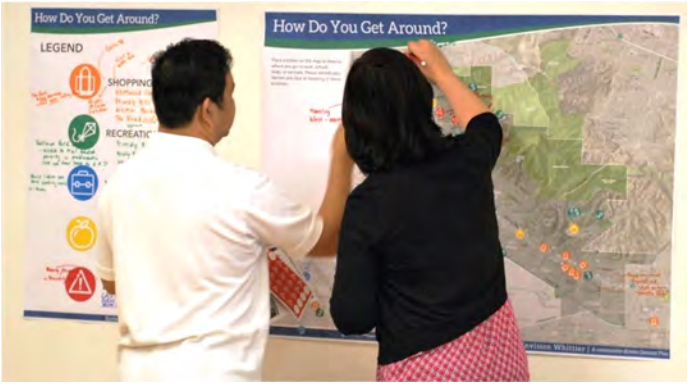
- Education about cultural and historic history
- Preservation and reuse of historic buildings and neighborhoods to maintain “sense of place,” including in Uptown and East Whittier.

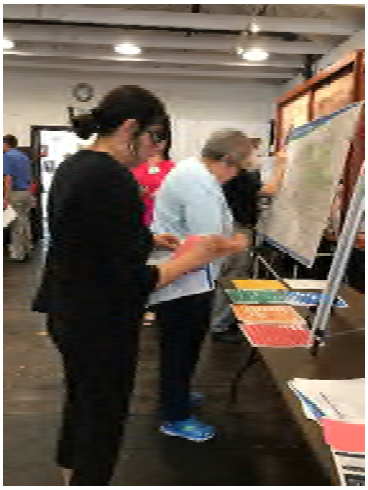
Additional Values

- Cost containment for owners of historic homes - too expensive!

Station 3: How do you get around?

The “How do you get around?” station objective was to understand where community members travel and the barriers residents face in moving around the City. Community members placed stickers on maps that represented places they shop, go to school, work, and recreate. Participants also placed and labeled stickers on the map to indicate transportation barriers.





Workshop 1 (Parnell Park) and Workshop 3 (Whittier Train Depot) participants mark transportation barriers.

Findings

The places where workshop participants go to school, recreate, shop, and work are listed below. The identified places are grouped by general location. Identified transportation barriers are also summarized below. Photographs of the maps from each workshop are available in *Appendix C: How do you get around?*.

	Within Whittier	Outside Whittier
Schools	• Primary and secondary schools, including Plymouth Christian School, La Serna High, Murphy Ranch Elementary, Hoover Elementary, and Dexter Middle School, in addition to Whittier College	• Primary and secondary schools including those in Southeast Whittier, Santa Fe Springs, East Whittier, West Whittier-Los Nietos, etc., and Rio Hondo College and Fullerton College
Recreation	• Hill trails and parks including Hellman Park, Whittier Turnbull Canyon, Worsham Canyon Trail, Murphy Ranch Park, Arroyo Pescadero Trail, Hacienda Park Open Space • Uptown Whittier entertainment (movie theater, dining, parks) and facilities (gym, dance studio) • Urban parks including Palm Park, Parnell Park, Michigan Park, Penn Park • Greenway Trail • Friendly Hills Golf • Whittier College • Churches including First Friends Church, First Christian Church, East Whittier Methodist, St. Mary's Church • Public facilities including Whittier Public Library • Ocean View Elementary	• La Habra Library • Sorenson Park • La Bonita Park
Shopping	• Whittwood Town Center including Sprouts, Aldi, 99 Cent Store, Target, Ralph's • Friendly Hills Marketplace • Whittier Marketplace including Ralphs	• Fullerton shopping • Target shopping center in Santa Fe Springs

	• Quad Shopping Center including Costco • Intersection of Whittier Boulevard and Colima Road, including Ralphs and Trader Joe's • Uptown Whittier • Intersection of Beverly Boulevard and Workman Mill Road	• Citadel Outlets in Los Angeles • Fashion Square in La Habra • Sycamore Trail • Pico Rivera • Monterey Park
Work	• Uptown Whittier and scattered locations around Whittier	• Nearby cities, including Downtown Los Angeles, South Gate, Industry, Santa Fe Springs, Bellflower, South Los Angeles, Alhambra, Costa Mesa, La Palma, Pasadena, Ontario, Anaheim, Buena Park, and El Monte

Transportation Barriers

- Traffic congestion on/at the:
  - Whittier Boulevard
  - I-605 entrance and exit
  - Colima Road
  - Intersection of Colima Road/Whittier Boulevard
  - Intersection of Whittier Boulevard/Russell Street
  - Beverly Boulevard (west of Greenleaf Avenue)
- Difficult driving conditions:
  - No right turn on red (southbound) on Colima Road/Mar Vista Street intersection
  - No right turn (eastbound) on Philadelphia Street to Painter Avenue
  - Traffic signal issues at intersections of Colima Road/Lambert Road and Laurel Avenue/Lambert Road
- Poor pedestrian infrastructure:
  - Poor sidewalk conditions on Greenleaf Avenue (north of Mar Vista Street), Painter Avenue, Washington Boulevard near PIH Health
  - Poor lighting on College Avenue
  - Poor pedestrian crossings at El Rancho Drive/Howard Street, Gunn Avenue/Greenway Trail, new Beverly Boulevard townhomes to Beverly Boulevard and Norwalk bus stop, Philadelphia Street/Painter Avenue
  - Difficult to walk to Uptown businesses from adjacent neighborhoods
  - Cars don't stop at points along the Greenway Trail including Greenleaf Avenue and Painter Avenue
- Difficulty parking:
  - East Whittier Middle School pick-up and drop-off
  - Hellman Park
  - Trader Joe's
  - Whittier High School
  - Uptown Whittier
- Poor bicycle infrastructure:
  - Biking with cars is scary
  - Homeless on bike ways
- Lack of transit:

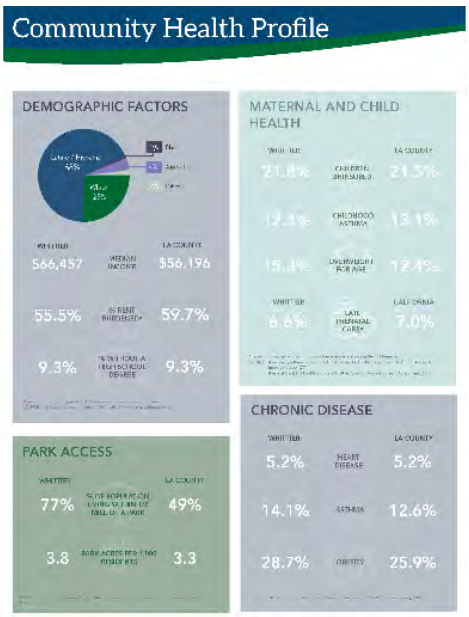
    - Poor senior transportation to shopping
    - Poor public transportation route connections
    - Insufficient service on Montebello bus routes 10 and 40 and Norwalk Route 7

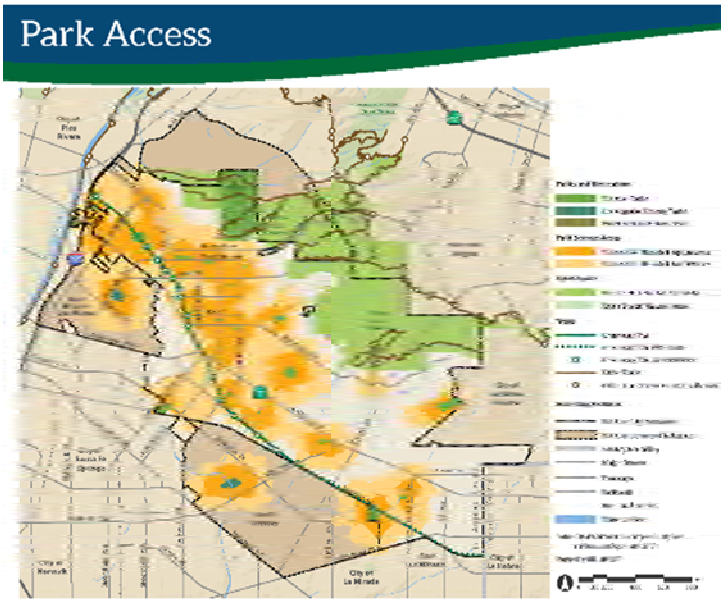
Suggestions for Improvements

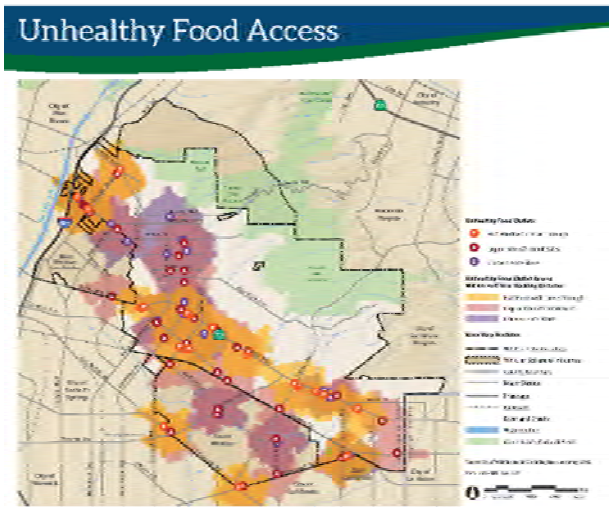
- Quad - Need more clothing/food/beverages; skateboarding and homeless
- Need more walking areas
- Need more jobs in Whittier (tech jobs for the future)
- Gold Line extension opportunities
    - Connect Greenway Trail to Gold Line near PIH Health
    - Connect Nelles to Greenway Trail and Uptown via an overpass at Whittier/Philadelphia Street
- Opportunity to make landfill into a park with soccer field
- Connect Greenway Trail to Emerald Necklace (San Gabriel River and Rio Hondo River)
- Electric vehicle charging stations
- More transit (bus line/shuttle – want more of); express bus lines to Whittier – Foothill, West Covina do a good job.
- Uptown - Shuttle from Uptown parking garage to Hellman Park; use parking garage at courthouse and shuttle people to Uptown; extend Sunshine Shuttle to Uptown; need shuttle that connects major sites in and around Uptown and to public transit
- Bring light rail to Whittier
- Would like to see underground Gold Line connection

Station 4: How do we stay healthy?

Participants reviewed three boards displaying Whittier's current health data at the "How do we stay healthy?" station. The Park Access map showed those areas within a one-quarter or half-mile of a park. The Unhealthy Food Access map displayed a half-mile walk radius around unhealthy food outlets in Whittier. The Community Health Profile summarized Whittier residents' demographic characteristics including pregnant women and children's health, and chronic diseases. Having reviewed the data, participants wrote down their ideas for a healthier Whittier on a blank board.





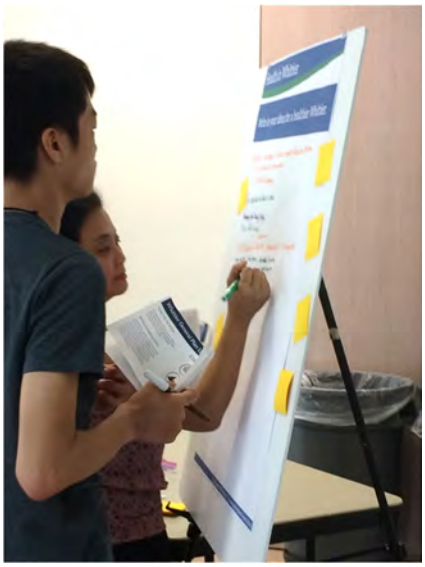


Informational health boards displayed.

Findings

Comments by community members from all four workshops are summarized below. Comments from each workshop are located in *Appendix D: How do we stay healthy?*.

- Improve access and affordability of healthy foods, as well as education on healthy cooking.
- Encourage walking by improving pedestrian infrastructure, increasing pedestrian access to community destinations, improving pedestrian safety, and educating people about walkability.
- Encourage bicycling by increasing bicycle infrastructure and making bicycle rental more accessible.
- Encourage use of public space by making parks and open space cleaner and safer, increasing park hours, providing outdoor fitness classes, and providing a variety of facilities for all ages.
- Improve air quality by increasing and encouraging use of public transportation, making walk-only streets, and providing electric car charging stations.
- Improve public transportation services by extending existing shuttles, improving service, and providing transit to key destinations outside of the City.
- Increase health in schools through encouraging walking to school, and providing healthy food and a health curriculum in school.
- Provide services for those with mental health needs, homeless populations, elderly, low-income families, and other disadvantaged populations.
- Expand community centers and resources such as recreation centers, gyms, petting zoos, etc.
- Encourage collaboration between the following organizations: PIH, school district, disability programs, senior centers, arts organizations,
- Provide community health education.



Workshop 4 (Palm Park) and Workshop 2 (Parnell Park) participants learn about Whittier residents' health and share how to improve health in Whittier.

Station 5: What are Whittier's community assets and future opportunities?

The Whittier General Plan Update will establish policy for the preservation and expansion of existing community amenities and assets, and establish policy to encourage the creation of facilities and/or services to better serve Whittier's residents and businesses' needs. At the "What are Whittier's community asset and future opportunities?" station, participants identified:

- Local assets that are most important to them and the community. These assets included recreation facilities, shops, public facilities, historic resources, entertainment, etc.
- Landmarks or iconic places

Participants also placed stickers where they envision changes should occur and the types of change they would like to see. The types of change include national and local retail stores, recreation, multi-family housing, and "other". When "other" changes were identified, participants wrote their ideas. The ideas vary from adding electric car charging stations to preserving historic corridors.

Workshop 2 (Ocean View Elementary School) and Workshop 3 (Whittier Train Depot) participants identified Whittier's assets and opportunities.

Findings

The assets, landmarks, and future opportunities are spread throughout Whittier with some clustering in Uptown, along Whittier Boulevard, and in the hillsides. The findings are described below; photographs of the maps are in *Appendix E: What are Whittier's community assets and future opportunities?*.

Existing Assets

- Recreation - Greenway Trail and hills trails
- Uptown Whittier for shopping, entertainment, public facilities, museums, recreation, and historic areas
- Shopping - Whittwood Town Center, Colima Road/Whittier Boulevard intersection, Quad at Whittier
- Whittwood Town Center for library

Existing Landmarks

- City overlook east of Hellman Park Trailhead
- Whittier Museum
- Uptown's historic neighborhoods and buildings
- Whittier High School Auditorium
- Greenway Trail bridge over Whittier Boulevard

- Five Points Hand Car Wash sign
- Whittier Heights Mausoleum
- Whittier College Stadium
- Pine trees along Beverly Boulevard diagonal
- Pio Pico Historic State Park
- Longfellow Elementary School
- Colima Road (in hills)
- California Domestic Water Company

Future Opportunities

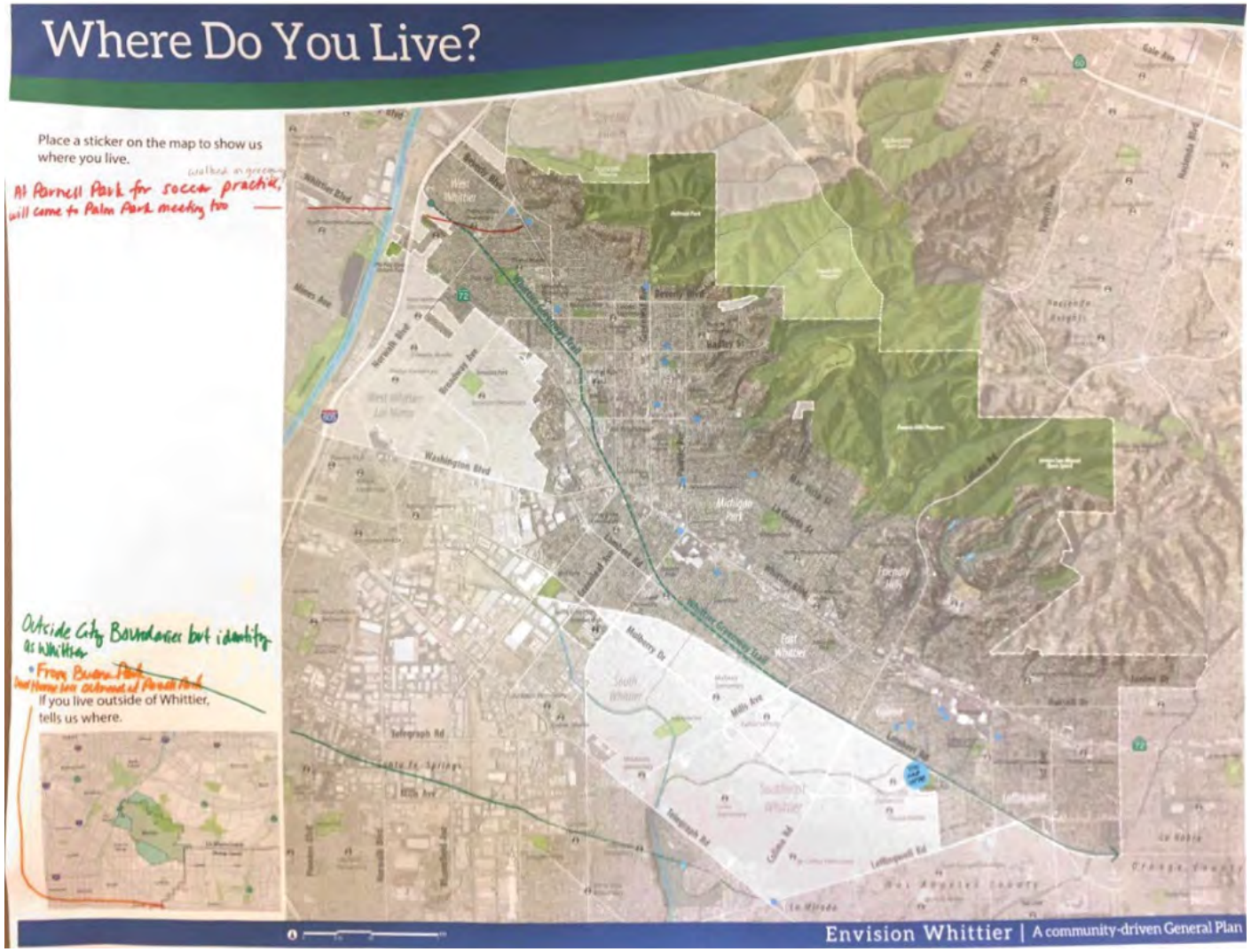
The future opportunities identified are summarized by location. For example, in Uptown Whittier, participants highlighted opportunities for local and national shopping, multi-family housing, and recreation.

Cluster	Local Shopping	National Shopping	Multi-Family Housing	Recreation	Other
Uptown Whittier	x	x	x	x	
Greenway Trail	x			x	Public facilities
Whittwood Town Center	x				Entertainment
Whittier/Washington Boulevard Intersection		x	x		
Nelles property	x	x	x	x	Public Facilities
Whittier Landfill				x	
Beverly Boulevard/ Norwalk Avenue Intersection	x	x			Public Transportation
Washington Boulevard/Lambert Avenue (Potential Gold Line Station) Intersection	x	x	x		

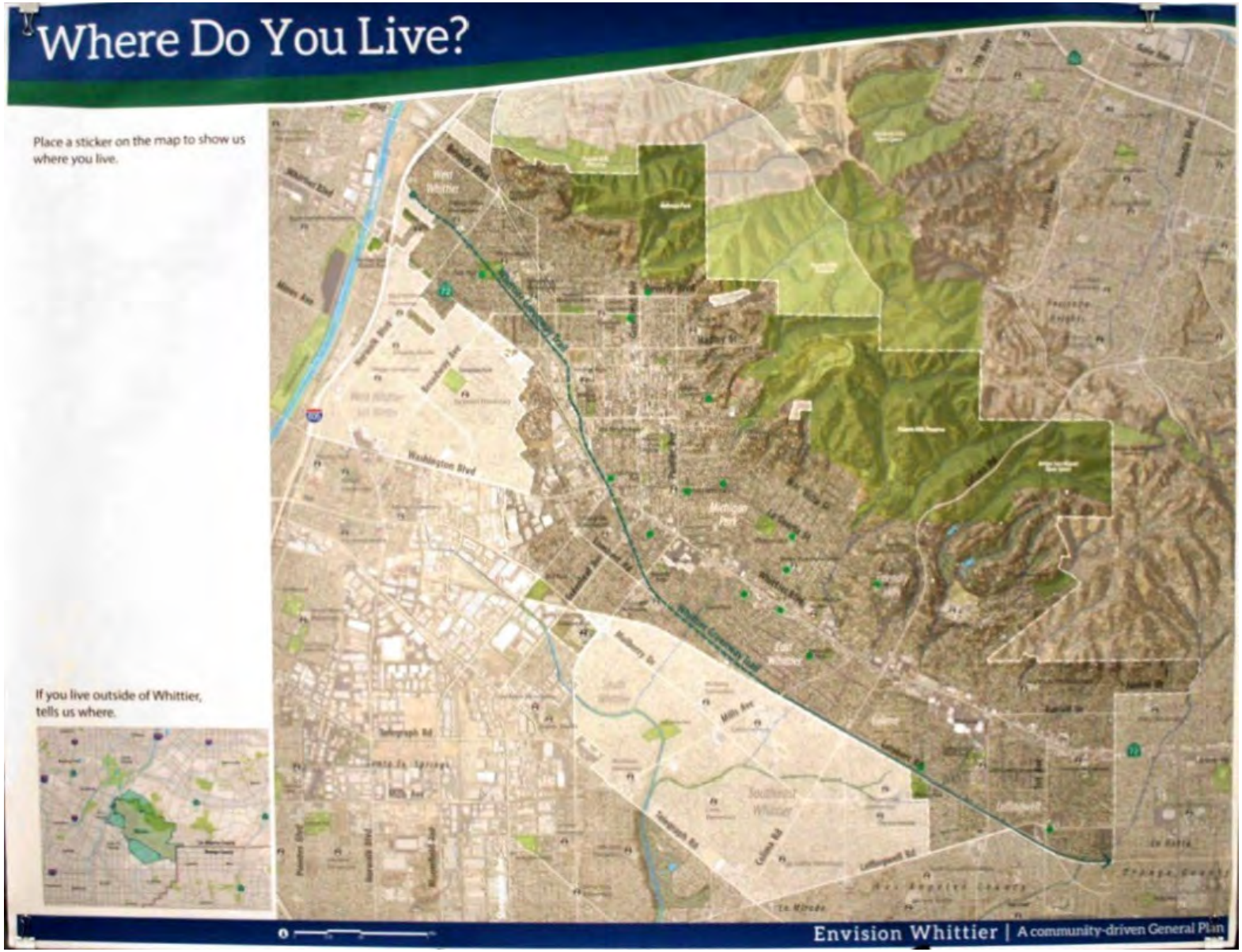
Appendices

Appendix A: Where do you live?

Workshop 1: Parnell Park



Workshop 2: Ocean View Elementary School

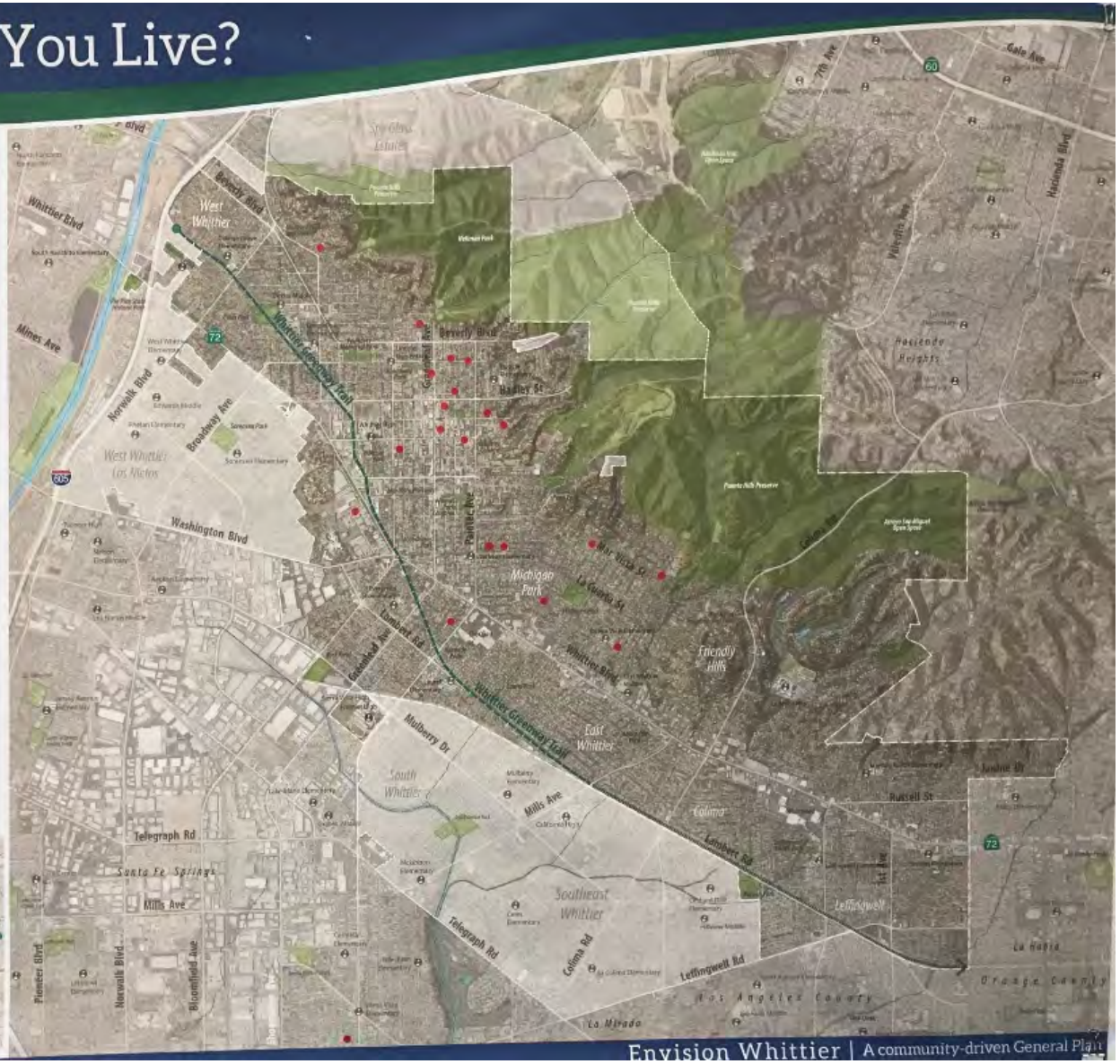


Workshop 3: Whittier Train Depot

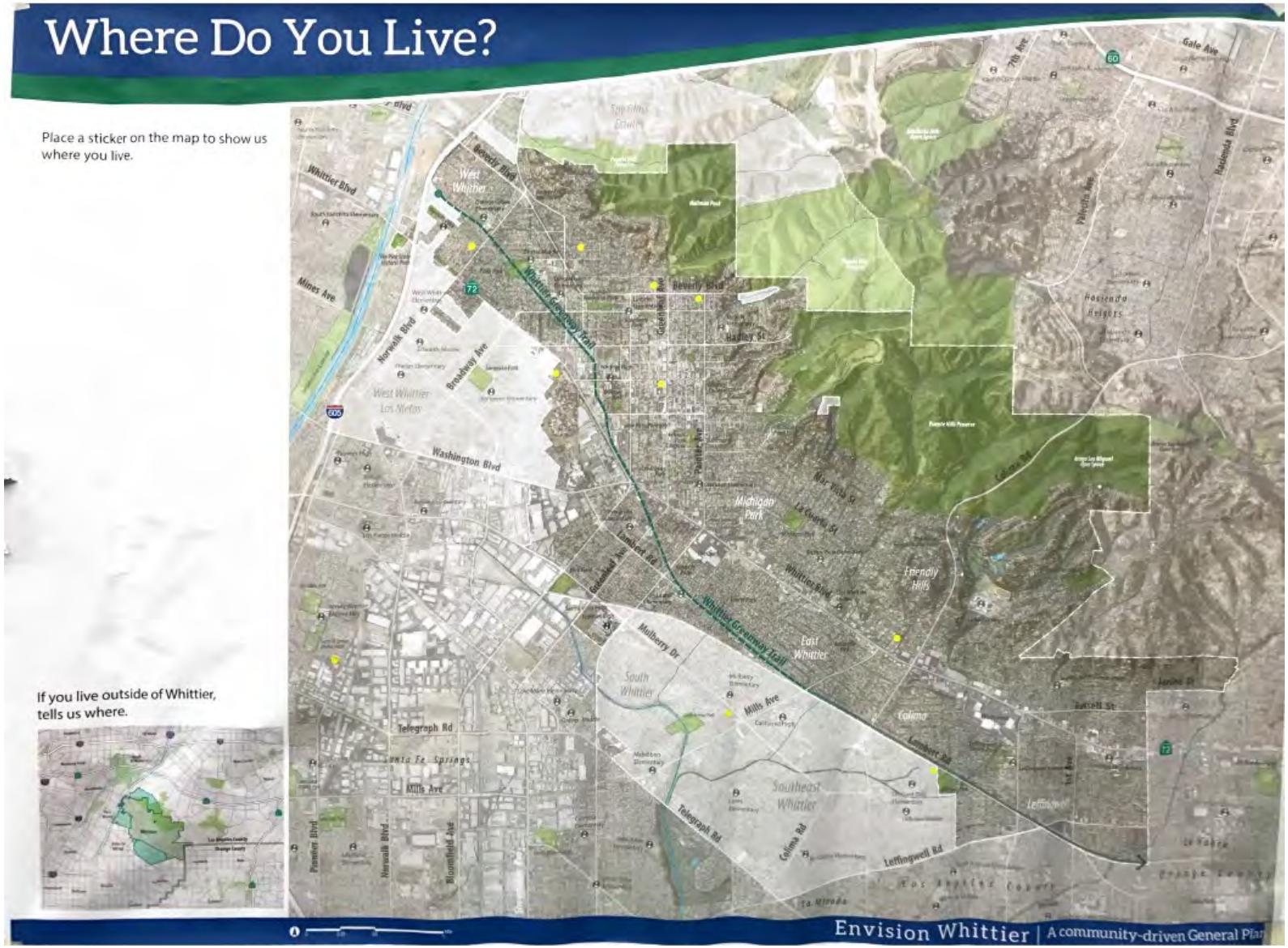
Where Do You Live?

Place a sticker on the map to show us where you live.

If you live outside of Whittier, tells us where.



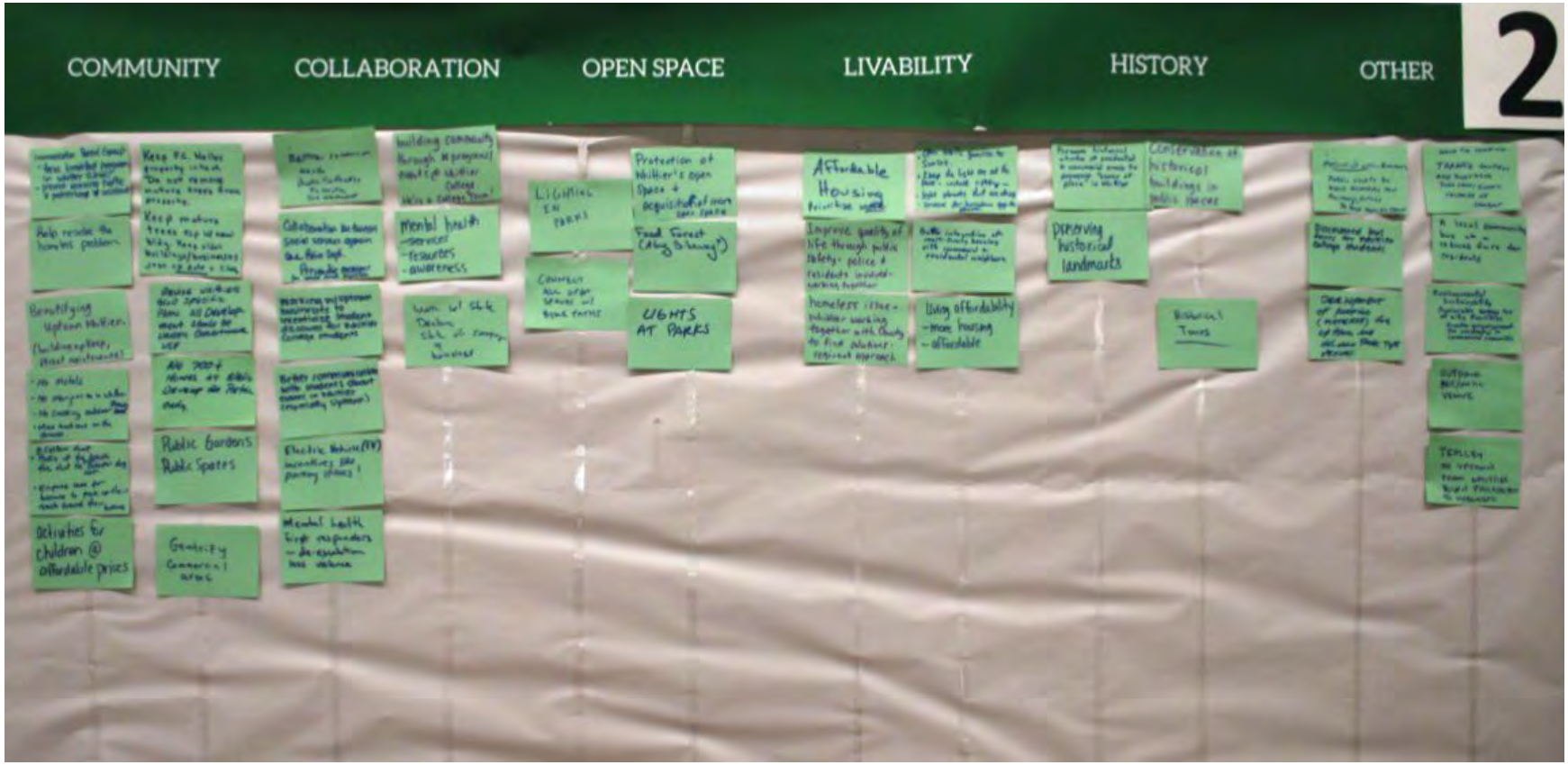
Workshop 4: Palm Park



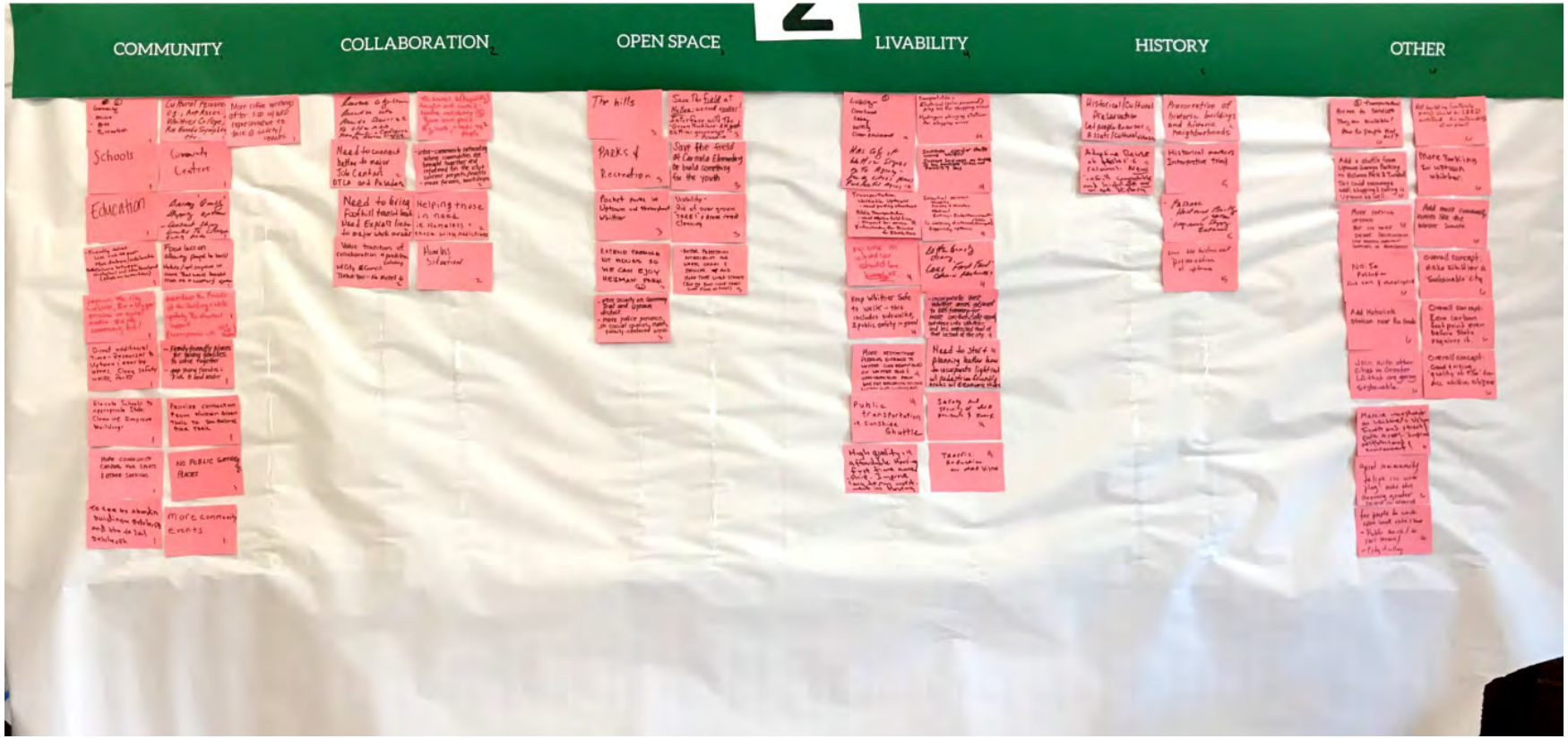
Appendix B: What do you value?

Workshop 1: Parnell Park

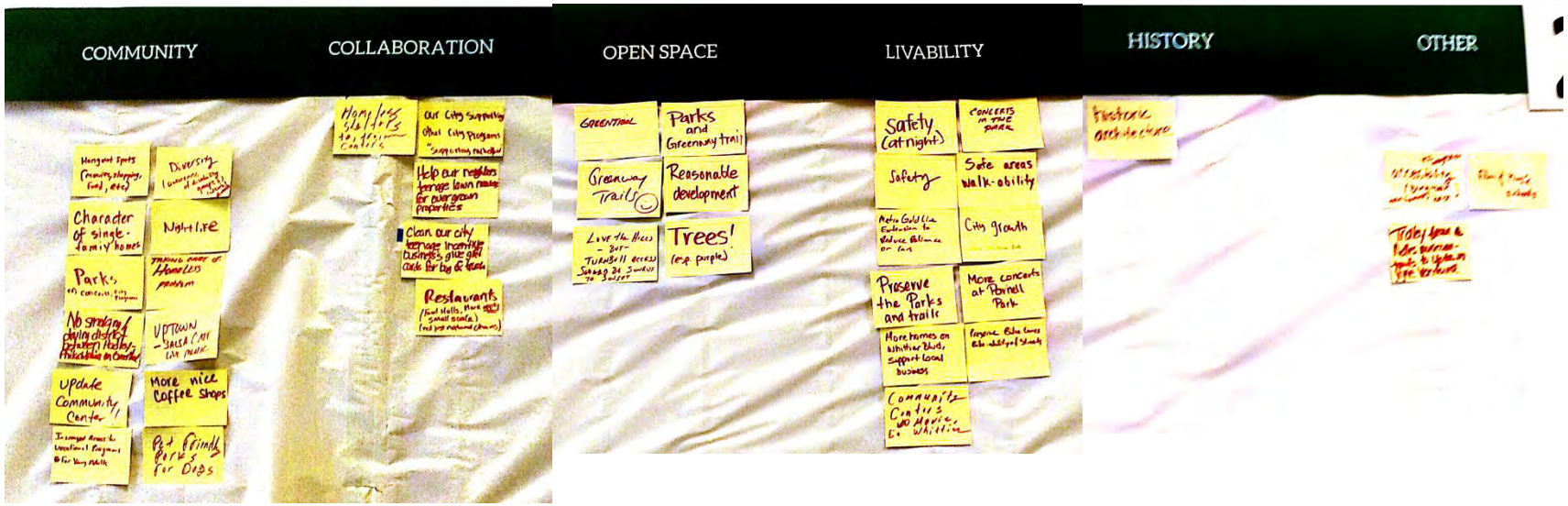
Workshop 2: Oceanview Elementary School



Workshop 3: Whittier Train Depot



Workshop 4: Palm Park



Appendix C: How do you get around?

Workshop 1: Parnell Park

How Do You Get Around?

LEGEND

Sprouts ✓
Aldi, 99¢ Store
Target is better here
– Seal Beach downtown (destination when you can't find in Whittier) i.e. – Art ballerinas
La Habra Shopping Ctrs.
Fullerton Shopping

SHOPPING

Whittwood Shopping ✓✓✓✓ ← need more entainment here
Friendly Hills Marketplace ✓✓✓✓
Whittier Marketplace (Ralph's)
The Quad ✓✓✓✓✓ Costco (La Habra) ✓✓
Uptown

The Quad → less desirable – need more clothing/food beverages
Ralph's @ Colima & Whittier
The Quad has skateboarding problem – too many homeless here

RECREATION

Whittier Library near Whittwood
Parnell Park ✓✓
Friendly Hills Golf ✓
Murphy Ranch Park ✓
Whittier College ✓✓
First Friends Church
First Christian Church ✓
East Whittier Methodist
Performances

YMCA
Greenway Trail ✓✓
St. Mary's
Palm Park
Uptown (Food)

Hellman Park ✓✓✓✓
· access to trail needed
· parking is problematic
· can we have tram to H.P.?

WORK

Would like to see more walking areas i.e. – tracks
Uptown
DTLA ✓
HP/South Gate
Need more jobs in Whittier – (tech/jobs of the future)

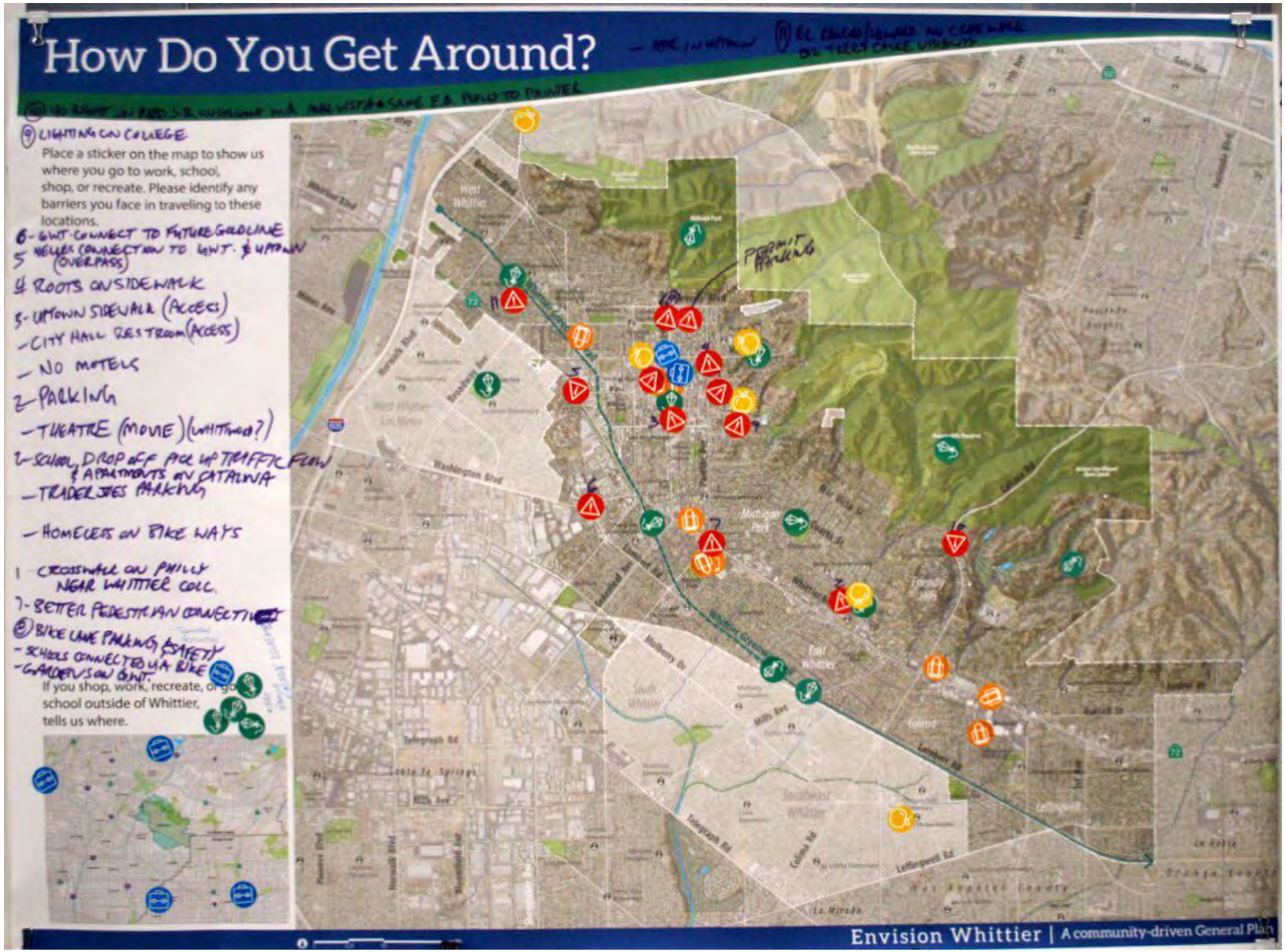
SCHOOL

Whittier Blvd – hard to travel – bad commuting
Where's gold line? Why not connected you?
Plymouth Christian School
LaSerna High ✓✓
Whittier College
East Whittier School
Whittier High
Murphy Ranch Elementary
Hoover Elementary
Dexter Middle School
cars don't stop (pts. along Greenway Trail)
& where Beverly Blvd bends. ✓✓ – hard to take kids

BARRIER

Beverly/Pickering – traveling west
Need to have more "senior" transp. to shopping.
LACK OF ADEQUATE PUBLIC TRANSPORTATION ROUTE CONNECTIONS.
Bus routes
· Parking @ Whittier College
· Whittier Animal Hospital

Workshop 2: Oceanview Elementary School



How Do You Get Around?

- BIKING W/ CARS IS SCARY

- CAR (PRIMARY)
- FOOT/WALK
- SCOOTER
- BIKE

LEGEND

SHOPPING

Trader Joe's

- NATIONAL REST. CHAIN (FAMILY)

RECREATION

GWJ.
BIKE CONNECTIONS
ALSO CONNECT HOMELESS ELEMENT

WORK

- First Christian Church
- Commute to La Palma, Pasadena, Ontario

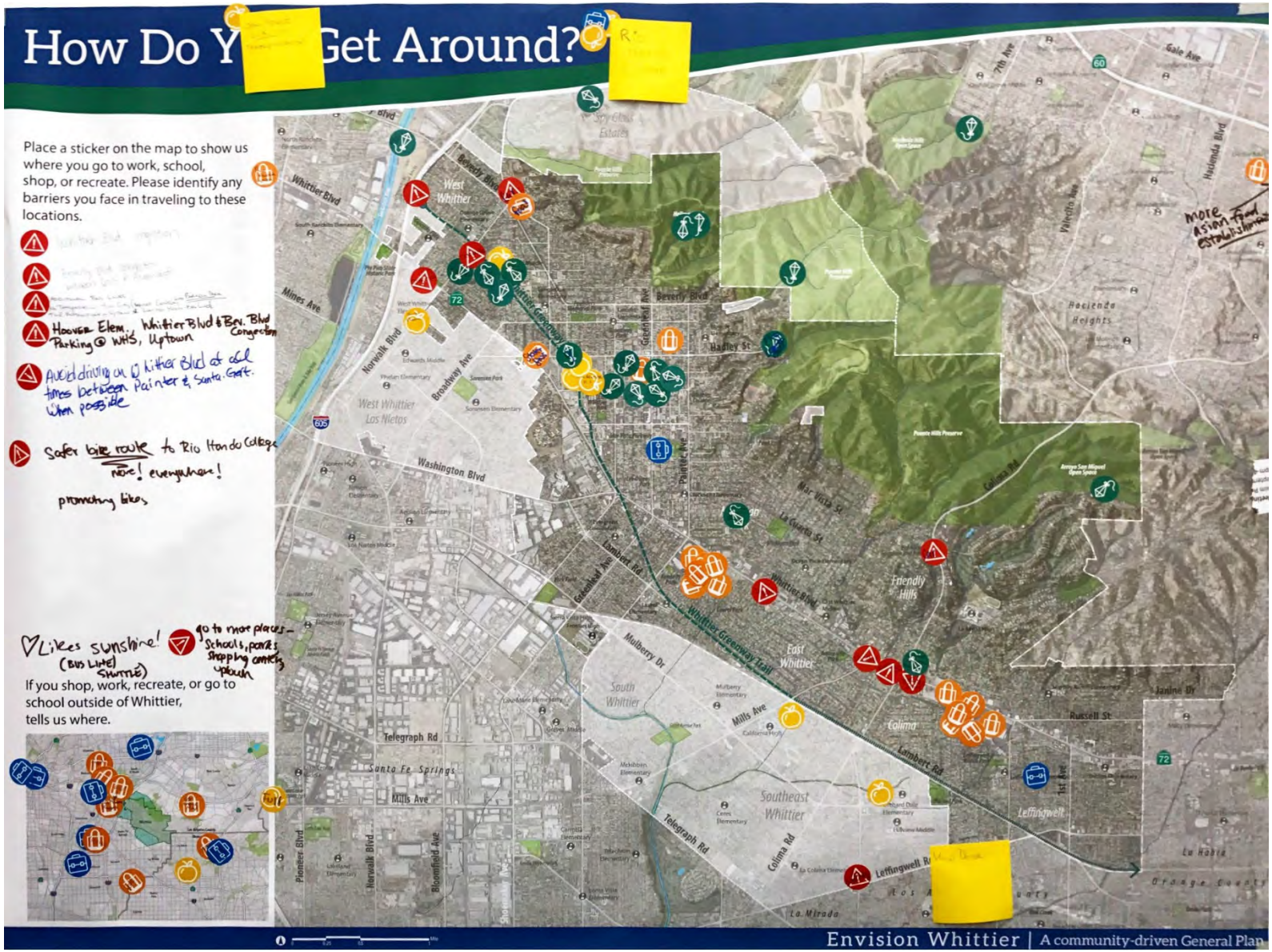
SCHOOL

CONNECTION
- PARTNERSHIP W/ COLLEGE
- COMMUNICATE DIRECT W/ STUDENTS

BARRIER

Workshop 3: Whittier Train Depot

Workshop 4: Palm Park



Appendix D: How do we stay healthy?

Workshop 1: Parnell Park

Health in Whittier

Write in your ideas for a healthier Whittier.

- COMPLETE GREENWAY TRAIL **
- HEALTHIER FOOD OPTIONS ** → They need to be cheaper*
- Prohibit sales of Marijuana
- BETTER LIGHTING FOR GREENWAY TRAIL *
  Police presence on greenway Trail / Park Safety
- Shuttle to access hiking trails in Puente Hills Preserve / resolve lack of parking *
- Access to Mental Health
- Collaboration between PIH; ~~Seniors & Youth~~; and the broader community
  - Senior Center and the City and School District
- Collaboration between health & fitness orgs & programs
- Community Gardens!
- Increase awareness & emphasis on obesity programs.
- ✓ Collaboration between Arts, Social Services, Schools, & Disability Programs
- More resources for healthy eating (@home)
  ↳ for people living w/diabetes
- Addition of walking trails in city parks: or at shopping centers
- Better lighting for City Streets to encourage walking
- cheaper healthier / organic food options
- more community resources targeted towards lower income / mid income families
- ✓ Bring back Wednesday Farmer's Market! *
- Community Shuttle Service
- Incorporate "Health" Curriculum in schools
- Coupon Book for Healthy foods for Whittier Residents

Envision Whittier | A community-driven General Plan

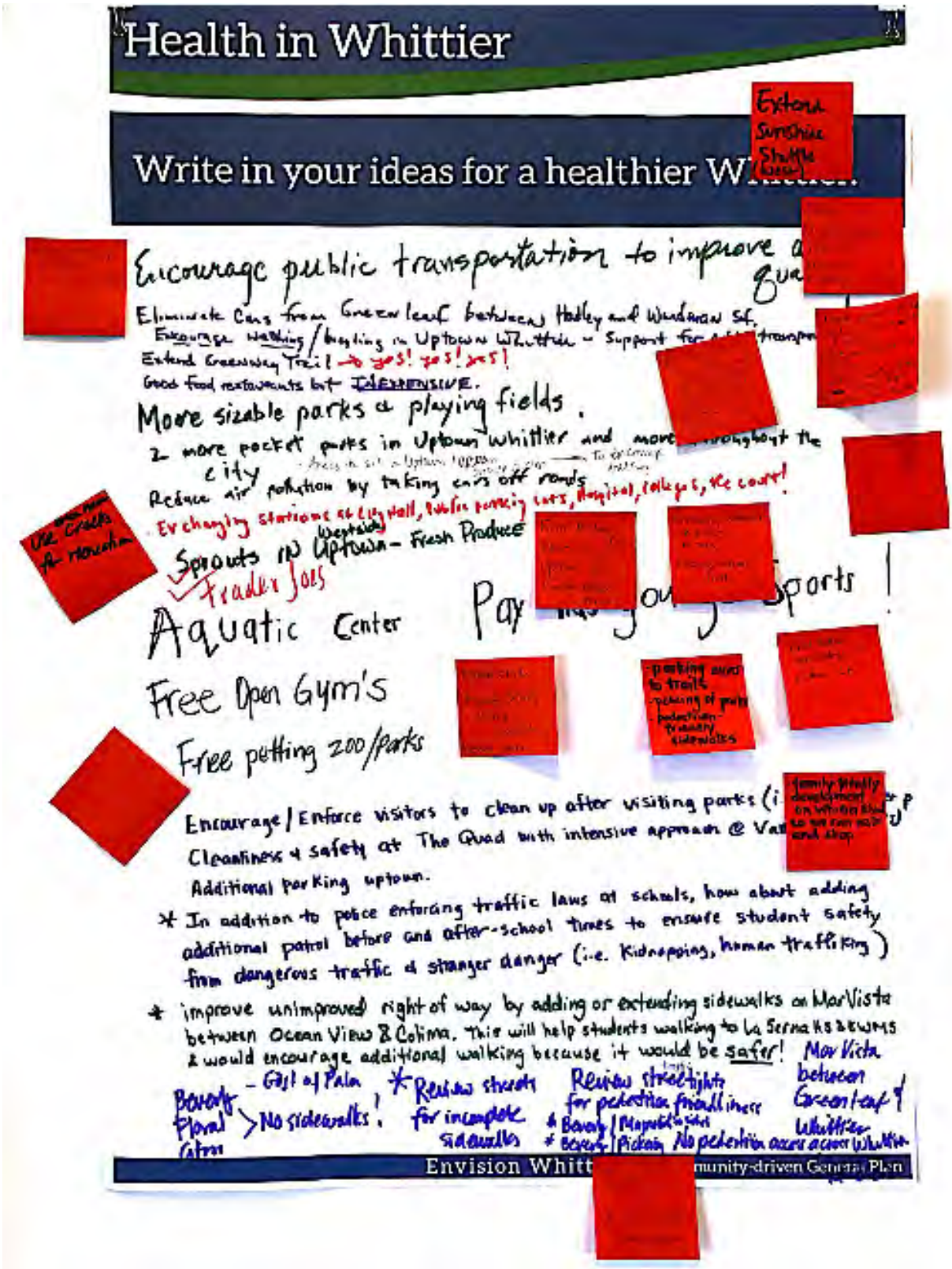
Workshop 2: Oceanview Elementary School

Health in Whittier

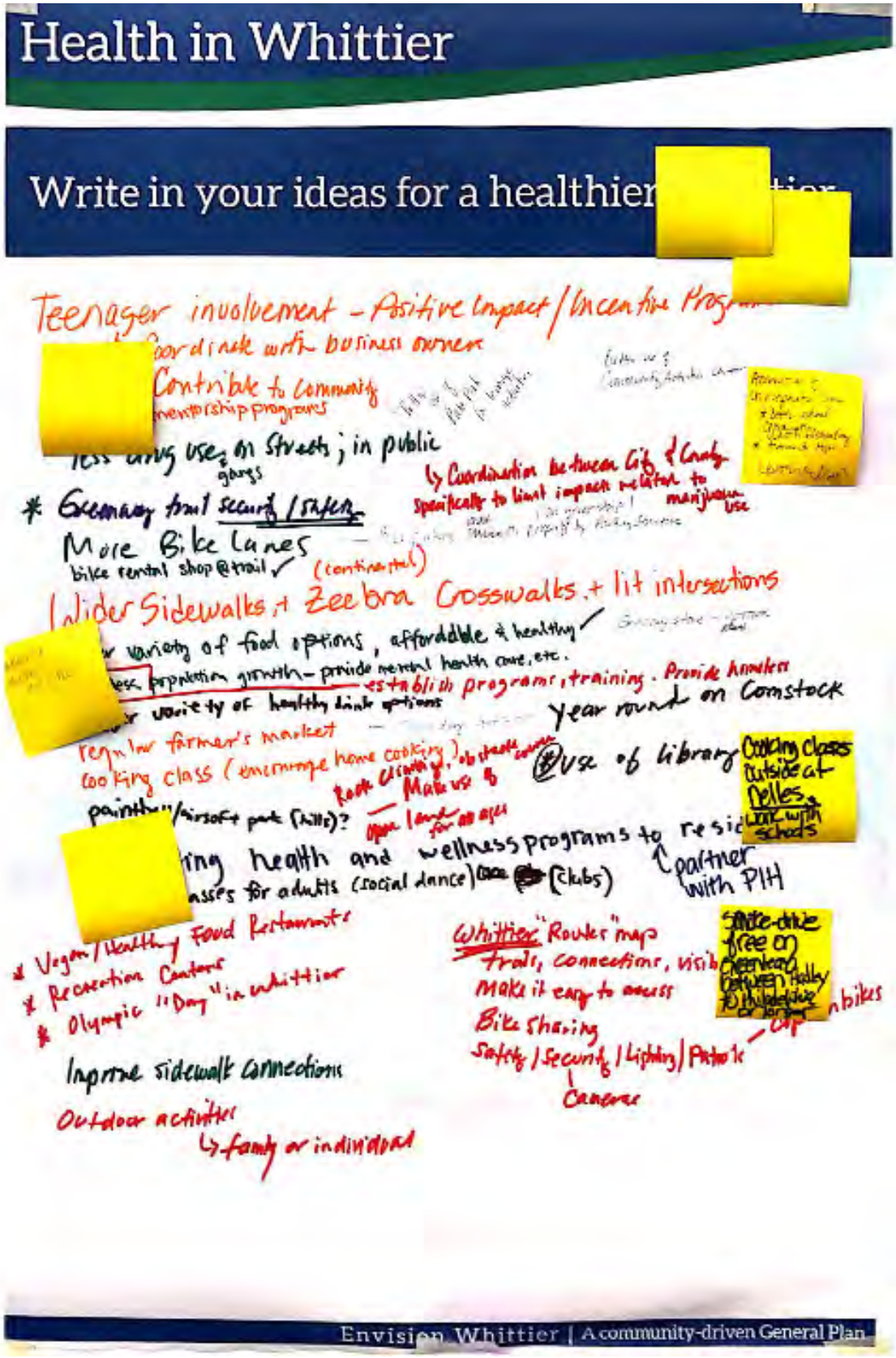
Write in your ideas for a healthier Whittier.

1. WALKABLITY IMPROVEMENTS - (IE., WALKABLE ACCESS TO FOOD OUTLETS)
2. MORE COMPLETE BIKE LANES.
3. LIMIT FAST FOOD OUTLETS IN CITY - SAME COMMENT BY OTHERS. (CURRENTLY TO MANY OUTLETS IN CITY)
4. ACCESSIBILITY FOR PEDESTRIANS TO GOODS + SERVICES, INCLUDING SCHOOLS
5. COMMUNITY GARDENS/FOOD FORESTS. (TEACHES KIDS ABOUT GOOD FOODS + EATING HABITS)
6. AFFORDABLE "METRO BIKE" RENTAL LOCATIONS CITYWIDE
7. KEEP LIGHTS ON IN THE PARKS THROUGH THE YEAR
8. DEVELOP AN ELECTRIC TRAM/BUS WHERE PEOPLE CAN PARK + TAKE TO PUBLIC TRANSIT SYSTEM SO AS NOT IMPACT PARKING NEXT TO TRAIL
9. SUNRISE TO SUNSET ACCESS TO TRAILS.
10. NO MORE COFFEE & SMOKING LOCATIONS, + MESS LOCATIONS
11. MORE, CLEAN, SAFE, ACCESSABLE SKATE PARKS
12. ENCOURAGE HEALTH RESTAURANTS (I.E. SOOP PLANTATION)
13. CLOSE COLLABORATION BTWN/ALL SCHOOL DISTRICTS & CITY OF WHITTIER FOR HEALTHIER WHITTIER (A POLICY INITIATIVE)
14. OUTDOOR EXCERCISING CLASSES, ESPECIALLY DURING EVENING HOURS THAT IS ECONOMICALLY ACCESSIBLE TO FAMILIES.
15. BREAKFAST PROGRAM FOR SCHOOLS IN WHITTIER
16. MORE PEDESTRIAN LINKS OR ACCESS THROUGH WHITTIER, CITYWIDE
17. MORE LIGHTING FOR PEDESTRIANS ALONG TRAILS, PUBLIC ACCESS POINTS, PARK ACCESS
18. Park vs. open space only
19. Trail/Park Volunteers - Improve trail/cleanliness
20. Sidewalks. Connections not always available
21. Street lighting encourages walking - SAME COMMENT BY OTHERS
22. MORE PARKS IN DISTRICT No. 1, ESPECIALLY AT MELLES.
23. MAX. PARKING SPACES FOR OTHERS USES (I.E., PARKS, TRAILS + COMMUNITY ACTIVITIES).
24. WE HAVE ENOUGH PARKS.
25. MORE AFFORDABLE COMMUNITY REC. ACTIVITIES. CURRENT TO HIGH TO AFFORD FOR EVERYONE.
26. Consider funding options for healthy proposals. Grant opportunities may be available
27. LONGER TRAILS HOURS OPEN TO PUBLIC - (TO INCREASE ABILITY OF PEOPLE WORKING TO USE TRAILS.
28. Tie in between trail and retail locations

Workshop 3: Whittier Train Depot

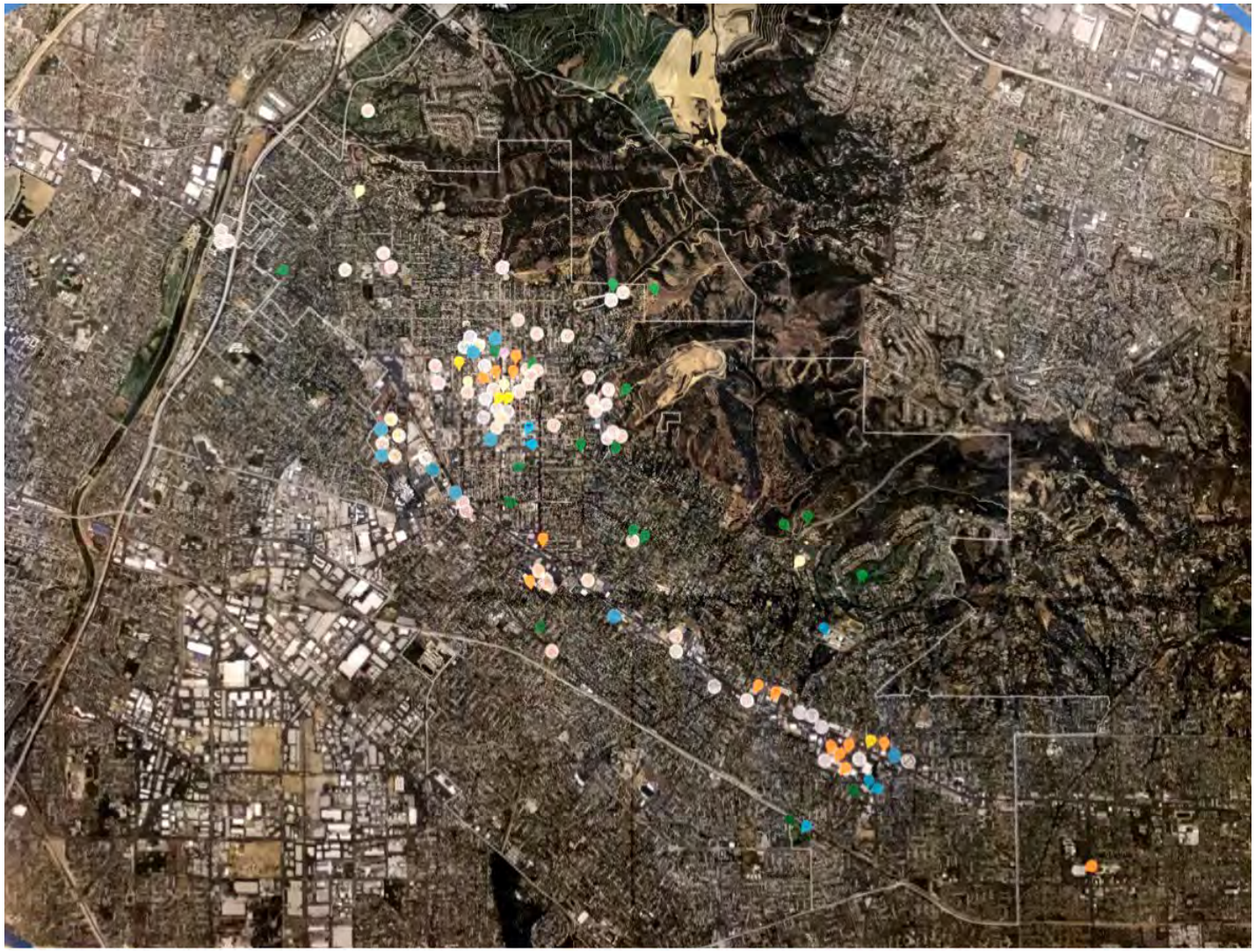


Workshop 4: Palm Park

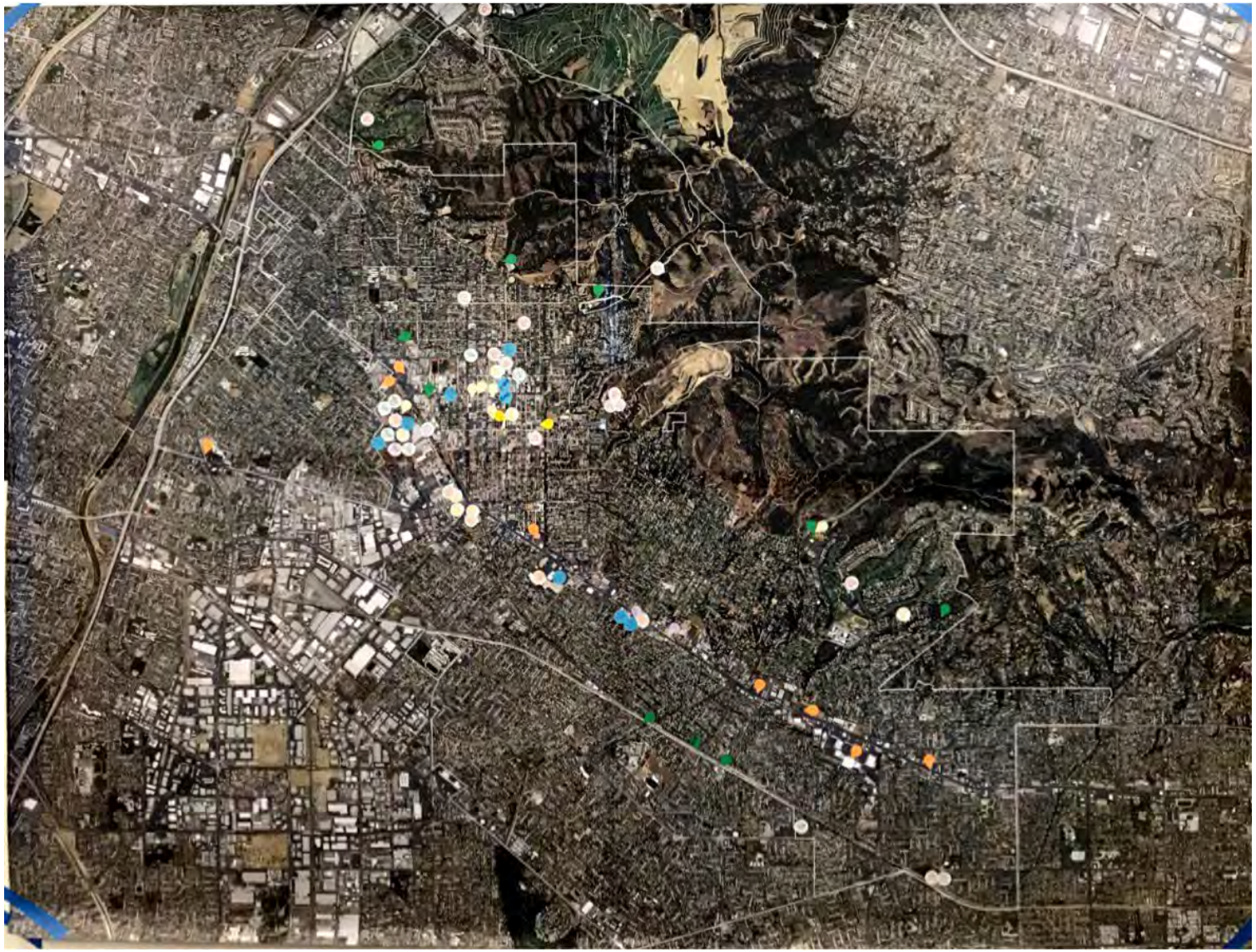


Appendix E: What are Whittier's community assets and future opportunities?

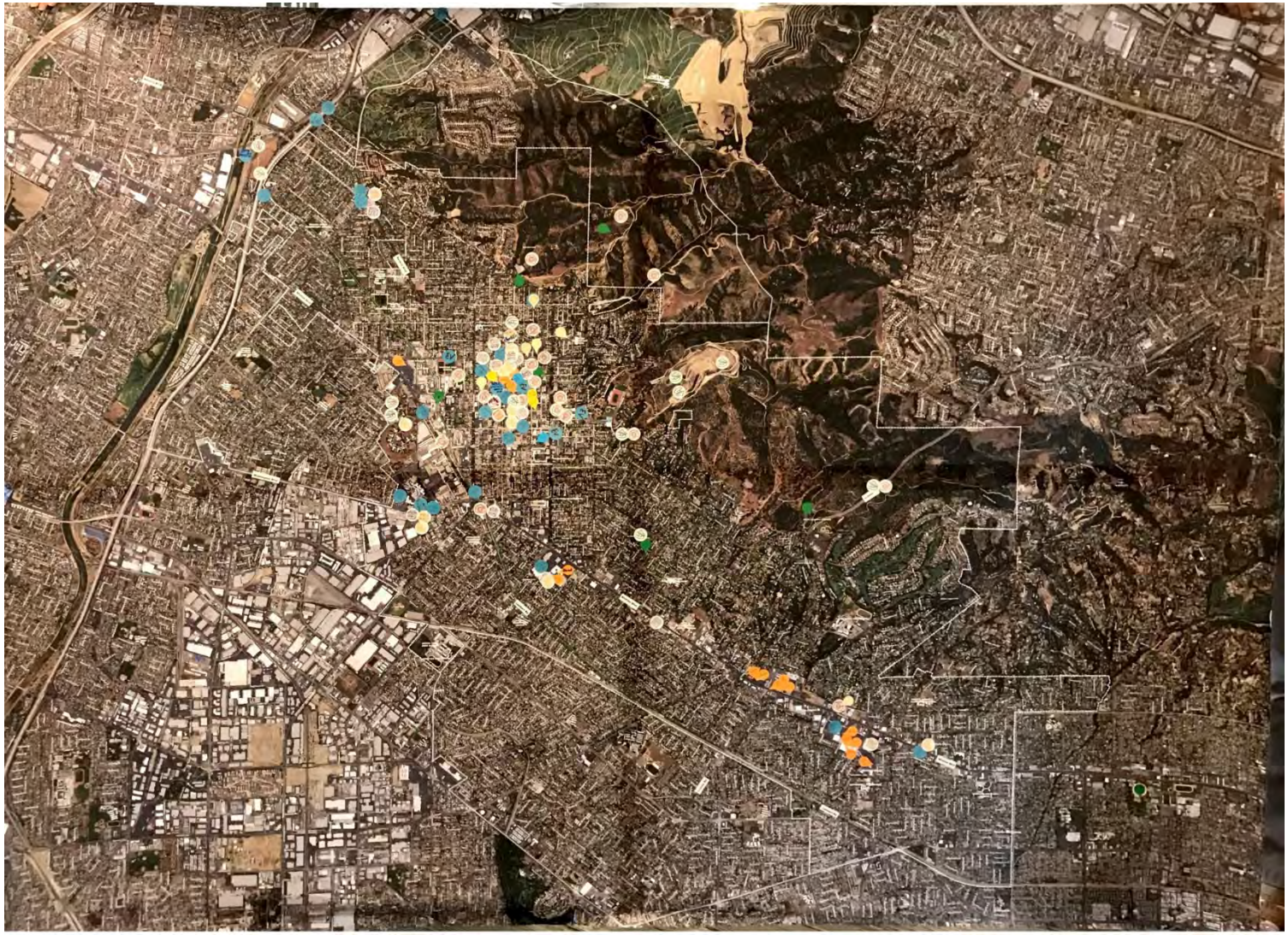
Workshop 1: Parnell Park



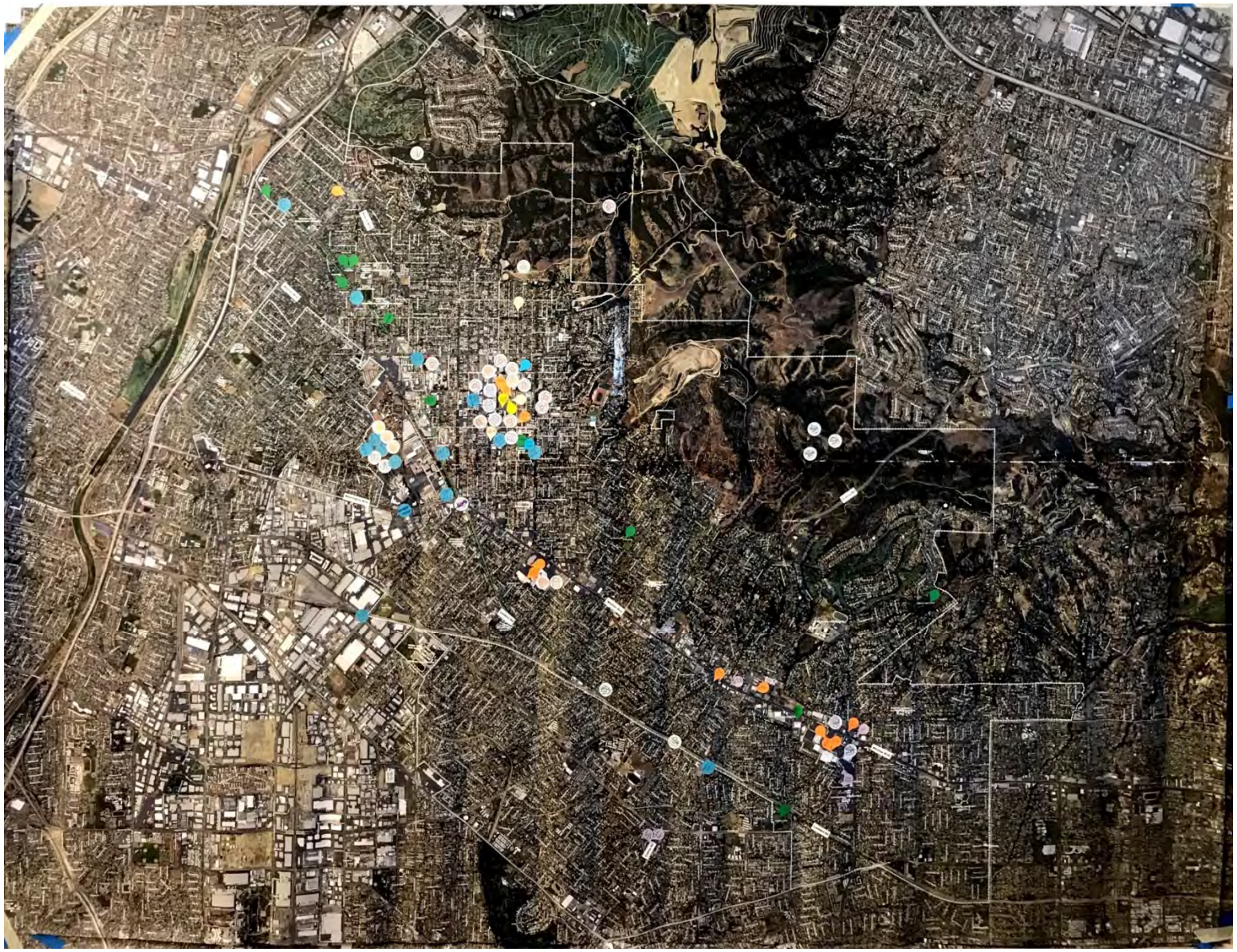
Workshop 2: Ocean View Elementary School



Workshop 3: Whittier Train Depot



Workshop 4: Palm Park



STAKEHOLDER INTERVIEWS
July and August 2017
SUMMARY

Overview

The Whittier General Plan Update stakeholder interviews were conducted in July and August 2017 at the Whittier Community Center. The interview's purpose was to inform community representatives about the Whittier General Plan Update and gather their feedback on key topic areas. Participants were asked to share their opinions about Whittier today and a vision for Whittier's future. This report summarizes stakeholder input gathered in the stakeholder interviews.

Ensuring the Whittier General Plan reflects the diverse needs and priorities of the community, representatives from 36 local organizations were invited to participate in the stakeholder interviews. Twenty-four representatives from 19 organizations participated. Each interview was facilitated by a MIG staff member without City staff present to provide community members the opportunity and space to share their opinions freely. The participants were assured their comments would be summarized in a format that cannot trace individual comments to a specific participant.

Key Findings

The interviews' purpose was to engage stakeholders in interactive discussions about topics such as land use, transportation, and health. All comments and ideas were documented and analyzed to classify the key findings.

The key findings that emerged from all stakeholder groups:

Strengths

- Sense of community and small-town feel
- Involved and collaborative community
- Engaged and responsive City staff and leadership
- Greenway Trail, hills, and other parks and open space
- Historic feel of older neighborhoods and Uptown Whittier
- New development along Whittier Boulevard
- Proximity to regional destinations

Challenges

- Historic preservation program needs reexamination

- Housing affordability
- Insufficient student housing
- Perceived increase in homelessness and crime
- Infrastructure maintenance
- Streets need revitalization and beautification
- Insufficient transit provision
- Poor connectivity to surrounding communities
- Cut-through traffic
- Lack of citywide wayfinding
- Insufficient parking at parks
- Limited sports/athletic fields and indoor recreation
- Concern that new development hurts existing residents and will change the community's character
- City stifling potential growth
- Insufficient code enforcement
- Perceived Uptown safety and image issues
- Families struggling to meet ends meet
- Whittier is not a destination
- Insufficient services for youth, mental health needs, ex-convicts, and homeless

Opportunities

- Revitalize Uptown
- Use libraries as a resource
- Create a youth plan
- Increase emergency preparedness
- Partner with community organizations and businesses to increase services
- Take advantage of strong connection between city and community
- Beautify city
- Be a leader in sustainability
- Diversify and increase housing options
- Increase transportation options and affordability
- Use and preserve historic and older buildings
- Focus on specific areas that are prime for redevelopment
- Take advantage of and improve existing recreation opportunities and infrastructure

Summary of Stakeholder Feedback

Participants included (in alphabetical order):

- John Beynon, Whittier Area Environmental Coalition
- Jeff Brauckmann, Whittier Community Foundation
- Carol Crosby, Whittier Chamber of Commerce
- Linda Denton, The Whole Child (Homeless)
- James Dunkelman, Whittier College
- Miguel Garcia, Whittier Voters Coalition
- Caren Grisham, Whittier Community Foundation
- Andrea Gullo, Puente Hills Habitat Authority
- Oscar Hernandez, Boys & Girls Club
- Dave Klinger, PIH Health

- Debra Legan, PIH Health
- R.D. McDonnell, Whittier Community Foundation
- Irene Muro, First Day Coalition
- Allan Nakken, Friendly Hills Property Owners Association
- Candi Nash, Whittier Historic Neighborhood Association
- Mark Nelson, Friendly Hills Property Owners Association
- Andrew Pryor, Heritage Friends of Whittier
- Helen Rahder, Whittier Conservancy
- Olivia Rios, Whittier Uptown Association
- Gil Rodriguez, Whittier Host Lions
- Sue Settlage, Whittier Public Library Foundation
- Curt Skonticki, YMCA of Greater Whittier
- Tim Traeger, Whittier Museum
- Kristin A. Wilberg, Whittier College

The following summarizes comments from the stakeholder interviews.

Strengths

Character

- Hometown feel
- Community oriented
- Community feel
- Strong sense of community (2x)
- Small-town feel (3x)
- Close knit community – easier to achieve organization's goals
- Everyone knows each other, especially at events
- Supportive community
- Community values parks and recreation, programs
- Community involvement is broadening
- Lots of people are looking for the best interest of the community
- Character, feel, and identity of the community are very important to the community and it needs to properly managed
- It's a nice place where people want to live
- Family values
- Friendly
- Collaboration between groups
- Collaboration, sense of working together with non-profit groups
    - No duplication of services, other non-profits are not territorial, even if pursing same funding; have same causes and goals
- Low crime
- Diversity social economics, neighborhoods, people
- Move up area with Hispanics/Latinos who strive to live in Whittier (nice neighborhoods)
- College town
- Whittier: Quality of life is great
    - Good active healthy lifestyle
- Whittier has good city pride
- City understands community

Events

- Uptown events bring out people, it is a community asset
- Annual events are great
- Bringing people together

City Government and Services

- Responsiveness of City staff, good hires
- Accessibility of leaders: Chief of Police, Mayor is phone call away
- City employees are great
- Excellent relationship with City staff and leaders
- City government, pro-business and development
- Good schools
- Lots of resources for families
- City is easy to work with
- Supportive and engaged City Council – show up to local events
- Good relationship with City and staff
- Direct connection with City
    - Mayor/City Council
    - Police Department (calls are up)
- Lots of County residents (good foot traffic) use branch library by Whittwood, even though County libraries were improved. City branch libraries offer better services than County libraries.
- Increased police presence in Uptown is good

Parks and Open Space

- Greenway trail (3x)
- Whittier Greenway, best thing for Whittier, people use it!
- Open space
- Green space
- Hills and open space are important
- Hills (2x)
- Hillsides and hiking, parking needs to be improved
- Rose Hills is a great green view
- Parks are good
- Healthy lifestyle
- Parks, Golf Course

Access

- Central location, close to Downtown Los Angeles, Long Beach, Pasadena, but hard to get to
- Asset to live in Whittier due to proximity to Downtown Los Angeles
- Proximity to regional destinations
- Limited traffic congestion

Built Form and Public Realm

- Hillside residences/neighborhoods (old growth, trees, streetscape)

- Older/fuller vegetation in the older neighborhoods private realm
- Historic district
- Historic feel/places
- Historic charm
- Nice feel, old-time feel
- No large buildings
- Whittier College and the surrounding neighborhood
- Uptown – look and feel of older buildings, business type diversity, restaurants
- Like Uptown environment, but not some of the stores
- Buildings – Philadelphia/Greenleaf, Nixon, Crystal Marquee
- Good development along Whittier Boulevard, don't like buildings backing to street
- Good development occurring along Whittier Blvd/Beverly Blvd
- Whittier Boulevard is getting better, the drive is more pleasant; nice to have the fresh/new stores

Land Use

- Diversity of people and stores
- Cluster of destination shopping
- College is a destination
- Industrial, don't lose any more
- Whittier land values are strong and holding
- Likes new development along Whittier Boulevard
- Likes healthy affordable food options/stores and restaurants
- Whittier needs to look forward rather than past. What Whittier used to do or how it use to be isn't as important as today's reality

Challenges

Historic Preservation

- Permit fees for historic home/buildings too expensive. Consider a program like Pasadena's where the major expense occurs when you don't get a permit/approval
- Tie down issue with historic review. Review of buildings prior to 1941 seems arbitrary
- Need a comprehensive citywide survey of historic resources. Every building should be completed.
    - Lots of unprotected buildings
    - These resources are critical to City's identify
    - Look at Uptown Specific Plan
- City staff should have one person trained in historic preservation
- Concerned with historic process – too burdensome and unnecessary, creates obstacles
    - Residential uses must jump through hoops
    - Use preservation of historic resources for reuse
    - Don't add historic just because building is old
    - Want to add energy efficiency, but historic requirements won't allow (ex. windows)
    - Process and costs needs to be balanced

Housing

- Housing plan needs to be updated
- Incorporate more student housing in Uptown area, increase housing supply for students; College has met with staff on how to increase housing in Uptown; Churches that close may be future candidate sites
- Whittier student housing, half on campus, half in private housing around College
- Keep students together in Uptown and around College
- Increase supply of student housing
- Low income facilities compete with Whittier College students; some prefer to rent to students
- Several families living together to afford rent; long term mental issues for children (stress anxiety for kids and families)
- Concerned about being priced out
- Rent goes up, but salary does not; families move to lower housing conditions
- High transition rate – many families move in and out and don't stay long
- Housing affordability
- More affordable housing
- If want to attract younger professionals and families need for more affordable housing. They are looking for modern housing, not a house on a big lot. Looking for a modern lifestyle.
- Clientele being priced out
- Displacement/gentrification
- Kids can't afford to come back to live/afford housing in Whittier
- Homeless significant issue
    - Impact on economy, especially in Uptown
- Homeless increasing: mixed between reality and awareness
- Need more shelter beds, including those that target families
    - Level of community need is high
- Mentally ill homeless people, who do not take medication, should be institutionalized
- High density housing may impact traffic and parking
- City's highest density area (just south of Uptown, northeast of Whittier Boulevard)
    - Too many dense apartment buildings
    - High crime
    - Lack of park
    - Limited open space
    - Take out one apartment on each block and covert to small park accessible by street and alley
    - Need to recapture lost open space
- Jobs versus housing needs to be looked at

Services

Libraries

- Upgrade library facilities; they are getting old and outdated. City looked to build $25 million facility in Uptown (Comstock and Bailey). Merchants loved idea to increase foot traffic. Politically, and due to costs, project died. City no longer owns site.
- The new library is myopic (nearsighted) – costs too much money
- High wait times to use computers at library; job applications: residents without computers apply for online jobs and wait for computers to respond to employment opportunities

Schools

- Public schools don't rank high
- Accessibility, hard to get kids from different Whittier school districts to Uptown Girls and Boys club. Mobility is a challenge. Boys and Girls Club has brought program to schools, but it is not the same.
- Need quality childcare, afterschool care, youth development
- Declining school enrollment

Health Care

- Need affordable health care facilities
    - One federal qualified health care facility (near SOI) accepts Medicare and noninsurance clients
    - Doctors don't take Medicare
- Big concern: lack of mental health
    - Social services
    - Self-care
    - Client stabilization, county health quick to medicate
- Public needs better understanding/awareness of issues
    - Education and mental health (First Day cannot treat if client refuses (due to mental health)

Homelessness and Formerly Incarcerated

- Shortage of re-entry programs from prison early release
    - Lack of resources and programs, including recovery programs
    - No rehabilitation programs for prisoners released -- not funded nor access to programs
    - Program of systems is disjointed
- Measure H priority funds chronic homeless and ex-offenders; however whole other level population is out there
- Some funding is coming in for recently homeless and verge of homelessness
- Community Development Block Grant is about to be dismantled, scary for service providers, funding down
    - Very challenging: need for services are going up, but funding down…something has to give
- Data says number of homeless has deceased, but in reality, homeless has increased significantly (systematic problem)
- Need for shower program
- Response team can't go to San Gabriel River and Hillside homeless camp, due to dangers

Safety

- Homeless, gateway to other issues: small crime, drug use, theft
    - Lack of safety; safety concern
    - Empty/vacant buildings providing space for break ins and sleeping areas
    - Break in to vehicles for sleeping
    - City is responsive, but homeless is mobile and move to other places, then they come back

    - Using small vacant buildings
    - Encampments
    - Restricts lifestyle for kids and families
    - Need long term permanent solutions
    - Issue needs to be addressed
- Rise in crime
- Always use more law enforcement and better safety
- Pedestrian safety
- Safety
    - Need a plan to address issue
    - Whittier can be a safe place at times
    - Safety is a symbol of a good community
- Motel 6 is a big issue for crime
- Motel 6 is for voucher housing
- Coyotes coming down into neighborhoods and Uptown

Infrastructure

- Infrastructure is really old; will be an issue in next major earthquake
- Infrastructure and facilities need major update; cost will be an issue
- Funding for maintenance
- Parking (permit parking 24-hours is good)
- No Infrastructure
    - No parking
- City needs consistent lighting standards – like new street lights along Beverly, what about rest of City
- TDM is important. Shuttles to destinations.
- Trolleys/Shuttles between Uptown and neighborhoods and the Whittwood Center
- Mass transit needed for 5 points area
- Bike and sidewalks are needed in the east Whittier
- Whittier Boulevard
    - Caltrans owned
    - Needs to be cleaned up
    - Widened
    - Beautified
    - Nice improvements to Beverly, same improvements to Whittier
- Lambert, Painter, Colima needs to be revitalized

Access

- Whittier is way from freeways, but has access issues
- Poor freeway access
- Not close enough to freeway
- Lack of connectivity to areas outside of the city
- Inside city is access is good
- Arterials are jammed with through traffic making it hard to get around to local places in Whittier
- Cut-through traffic is a problem near the Whitwood Mall
- Cut-through streets: Slauson, Colima and Lambert
- Get a lot of cut-through traffic not destined for Whittier

- Provide more mobility for students to decrease vehicle usage and parking facilities
- Convert some streets to bikes only; they should connect to local destinations.
- More freeway signage directing people to Whittier
- Increased/improved gateway at Painter and the 605
- Need signage to Uptown, Whittier College, shopping centers, bike trail

Recreation

- Parking issue at Hellman trail; support shuttle between trailhead and Uptown
- Hellman park's parking restrictions need to be extended
- Parking near the hiking trails. Provide public parking near the trailheads?
- Issue: trail users impact surrounding neighborhoods
- Park access; City is under parked. Limited sports parks and athletic fields; park formulas and Quimby fees slide and benefits developers; can't believe inaccessible school sites count as park land
    - No youth sports practice fields
    - Lack of facilities
    - No lights at many facilities
    - Don't lock up facilities
    - Bathrooms are locked due to homeless issue
- Parks are old; old trees create liability issues; Used to be city of trees
- Puente Hills Parks – need more park rangers and need to empty trashcans
- Indoor recreation – skating rinks, bowling
- Batting cages
- Dog park on the east side
- There should be a "master plan" for the area focusing on the library/park/YMCA resources
- Lack of park land
    - Lack of soccer fields
    - Continue relationship with schools to for joint use agreements for field use
    - Build athletic fields over parking structures – like Biola University

Development

- Stifling potential growth
- Nelles needs to be developed
- Phase out wood shakes, use incentives
- Lost car dealerships, retail being replaced by internet
- Some aging retail remains, but likes redevelopment of Whittier Boulevard (creates new opportunities)
- City Council is too pro-development
- Overbuilding – traffic is ridiculous
- City is not taking advantage of commercial land
- D.R. Horton Amesbury project – interior driveways face nothing but garages; not sustainable; no good gathering spaces; prefer courtyard housing with amenities
- Large projects will change Whittier's character (example Mar Vista/Whittier Blvd. 45 condos are too many and Whittier/Catalina)
- Council does not consider if there are any benefits to the current residents
- Council does not think about the large project's impact to the local residents
- Development must help the community, benefit the community

- Concerned about new development's infrastructure expense and cost to current residents/businesses
- No hotels/no motels. Need to consider if there any local community benefits in hotels/motels
- Work to infill the vacancies and beautify the "vacant" areas
- Higher economic uses
- City can't erase history
    - Buildings have a lifespan
    - Opportunities to fix past city sins, like ugly apartment buildings
- Get rid of Section 8 housing
- Strongly disagree with Nelles. Too much change. What is the benefit to current residents? Pocket parks are not good.
- Nelles should be for a large park; need soccer and other fields, not housing
- Planning Commission not being tough on housing developers

Regulation/Planning

- Problem with absentee landlords who do not maintain the buildings/properties. Need to increase code enforcement.
- City must adhere to General Plan policies and implementation measures; Stick to the Plan; amendments and changes to
- Plan creates issue and accountability
- Stop businesses (e.g., Home Depot) from whacking down trees
- Limited community participation – the same people participate over and over.
- Code enforcement – very reactive, not proactive
- Avoid heavy handed regulation to existing residents
- City council is too reactive – needs to be proactive

Uptown

- More chains moving to Whittier Blvd; would like to see some chains in Uptown, improvement
- Not a destination, would like to see Uptown turn into Old Town Pasadena, Downtown Brea and Fullerton. It will be a great asset for the community and Whittier College
- Attract students to Uptown, provide services and goods for students (create better town and gown environment)
- Uptown should be more like Culver City or Old Pasadena
- Save Uptown – there is real progress to turn it around
- Need more public spaces/gathering spots and throughout other shopping areas
- Homeless (data shows number decreasing, but problem appears to be getting worse; affecting Uptown commercial viability and safety)
- Petty crimes in Uptown
- Uptown does not feel safe (homeless, goth kids, transients, panhandlers)
- Parking problem in Uptown
    - It is a City problem; don't understand why structures close at night; it doesn't cater to night life
- Uptown should not look like Brea

Socioeconomic Conditions

- Whittier is two communities, separated by socioeconomics
- Less jobs for high school kids

- Families working 2 to 3 jobs
- Whittier seems to have a high percentage of kids needing school lunches

Use Types

- Need higher end grocery stores and specialty shops
- Whittier is not a destination
- Why the proliferation of drug stores?

Other

- More emphasis needs to be placed on the west side
- Support Whittier Conservancy
- Same people at events
- Residents have a bit of isolation mentality (we are better than other surrounding communities); 'Quaker way'

Future Opportunities

Uptown

- Improving look and feel of Uptown Whittier
- Uptown, opportunity for improvement
- More restaurants in Uptown
- Uptown merchants need to improve the maintenance – sidewalks dirty, public spaces dirty
- Revitalize Uptown (spend the $12 million) for infrastructure and parking
- Establish a valet system for Uptown area, $5 per visit, restaurants can validate
- Uptown is need of makeover; bring back to inviting atmosphere
    - Uptown is becoming more popular
    - Uptown on verge of major renaissance
    - It should be festive and historically significant
    - Homeless is an issue and kids with skateboards
    - Need to look at existing Uptown Specific Plan – need to protect and preserve historic structures – look at specific plan implementation
    - Some buildings don't fit Uptown character
- Uptown Business District, need to raise fees to provide better services
    - More parking (Comstock parking structure coming)
    - More safety, bike police patrol in Uptown badly needed
    - Tagging is an issue (City and PIH very responsive to issue; PIH Health goal: graffiti doesn't see second sunrise)
- Uptown should have a used book destination, a place to get specialized book or hard-to-find-books
    - Family environment, but don't go to Uptown with family, too many transient; rather go to Brea or Fullerton

Services

- More resources for disadvantage groups/families in Whittier

Health Care

- Hospital, Cancer Center – medical and medical R&D
- Diabetes is a huge problem; particularly in LA County Planning Area 7 (SPA 7); worse in LA County for diabetes
    - Need to encourage healthy behavior, particularly with children in schools
    - Educate kids and families
    - Diabetes care is very expensive, hard for poor, increases health costs
    - PIH wants to help more with health and exercise
        - Bus stop quickie exercise stations
        - Access to healthy foods

Library

- 66% of Whittier community is in favor of putting on the ballot to renovate and improve main library
- Library provides a community resource, learning resource for students of all ages
- Library a great community resource for literacy
- Spanish language programs can be improved

Programs

- More community services and programs: sports, family oriented, improvement

Youths

- Opportunity here for children
- Youth Plan Needed!
    - Access to afterschool programs
    - City can address by bringing in partners (partner with schools and nonprofits)
    - Lack of funding
    - Programs and collaboration with partners is disjointed
    - No synergy
    - What are we trying to achieve for youth? What is City focus?
    - Include families/kids in engagement

Emergency Preparedness

- Mobile Reserve staff report to local police and use during emergency event
    - Include local veterans – report to police
- Form fire safety council
    - Can provide grants to City
    - Santa Ana event can create spot fires one mile down from fire in Puente Hills
- Need a repeater system to prevent dead spots during emergency, so emergency personnel can relay communication systems without dead spots
- Water tanks – in earthquake, they will come down, need to protect water supply; City should plan for water infrastructure to save potable water
- Need for an emergency response team (First Day, nonemergency calls would go to them first)

Community and Community Group Involvement

- City is rich with nonprofit organizations
    - Organizations
    - Events
    - Family
    - Reflects city leadership
- Boys & Girls Club Programs: extended learning and living opportunities
    - Robotics, sports, arts, music, dance, field trips, college tours (provide programs that many schools have dropped due to funding); case management; post high school planning, youth programs; STEM
    - Educational enrichment
    - Good character and citizenship building
- First Day has strong ties with Whittier College and other colleges (Rio Hondo, Fullerton)
    - Student interns
    - Service projects
    - Resources for clients
- City is very giving, wealthier residents
    - Volunteers
    - Churches give
    - Need to coordinate with city on volunteers to capture volunteers
- YMCA would like control of the adjacent park so the homeless and illegal activities can be cleaned up
- City should save resources and have local service providers provide afterschool care, recreation programs. City should rent its facilities to the service providers rather than running the programs themselves
- Healthy living incentives are important. YMCA is looking to partner with City, College, and other providers to promote healthy living (safety, education, recreation). Capitalize on the synergy
- Whittier needs to partner/collaborate with other cities

City

- Work with businesses
    - Tips for awareness
    - Education residents/awareness
- City good to work with
- Public communications
    - Political groups can impede city progress
    - Need to allow open public engagement
    - City can create/curate public blog about city news and events – ideas to improve city; since local newspaper has changed direction
- City looks to be a leader within the region (but at a small-scale)

Public Realm

- City beautification is critical
    - Leave it up to retailers
    - Need to fix up street medians (convert to drought tolerant plantings) and bring back landscape
    - Businesses don't take beautification seriously

    - Trees are dead
    - La Cuarta – dead trees
- Need to beautify city – make pretty and prosperous
- Historic monuments of Whittier residents
- Public art throughout Whittier
- Building design/landscape design to deter homeless (PIH using successfully)
    - Rocks
    - Bougainvillea plants (Plant with thorns)
    - Hedges
    - Cameras for safety, safety for PIH staff

Sustainability

- City could be leader in sustainability and innovation
- New projects related to sustainability
- Alternative fuel vehicles
- Clean energy
- User friendly innovation/technology (online parking permits)
- Smart city approaches
- Need a sustainability plan and innovation department
- Emphasize bikes and electric autos (charging stations)
- Electric charging stations
    - City doesn't encourage
    - Need to add to code
- Energy
    - More solar power needed
    - Go green
    - New development needs to be greener and innovative
    - Housing audits are needed/energy retrofit
    - Lots of low income people – need incentive program to help them retrofit homes to energy efficiency (wave permits)
- Sustainability is important; need to lower carbon blueprint
    - Need widespread buy in
- Vision for sustainable
- Add green building standards for buildings
- More healthy choices
- More sustainability
    - Tree city/urban forest are important
    - Require more trees for new development
    - Adaptive reuse of new and old buildings is very sustainable and avoid landfill waste

Housing

- Diversify housing opportunities: student housing, housing for working families and low income
- Penn/Comstock good example of affordable housing
- Need more affordable housing for working poor
- Provide stable homeless housing along river; not encampments, but actual studio bedroom and 1-bedroom housing
- Guildford Hall project – top notch project for innovation

    - Need to do more of that
    - We need innovation solutions
- More mixed use in Uptown
    - Has to be done right
    - Enhance Uptown - good for businesses, bring more professional people/artists to Uptown
- Build more housing; but condos are expensive
- Lincoln Specific Plan – building and growth is good. Needs to be family oriented.

Access

- Wants stronger gateways and sense of arrival – especially on Whittier Boulevard
- Wants a stronger better impression at Washington Boulevard @ 605 – better infrastructure, better stores
- Bike rental program in/around Uptown, Civic Center, College
- Parking issues can be reduced by using churches parking lots when churches aren't busy
- Goldline
- Increase mobility; inexpensive shuttle
- Uptown valet
- More bike lanes (can be better coordinated)
- More traffic calming
- Add bus schedules, headways, info to City's website
- Remove parking on Whittier and additional vehicle lanes
- Need better transportation: affordable and more accessible
- Improve transit

Development

- Whittier College has no plans for major growth due to limited land footprint; will continute to use facilities master plan
- Continue to utilize older, historic buildings, but preserve resource
- Renovate other older, non-historic buildings
- More revitalization on Whittier Boulevard by freeway
- Nelles is the last opportunity. Install valet to Uptown
- Connect Nelles development to Uptown; better wayfinding
- Whittwood offers opportunity for "Caruso"-like shopping experience
- Go Green – Whittier should be leading the way, plugs in, new development
- West end needs higher density; spread out higher density
- Supportive of Nelles project
- Supportive of future Metro light rail station
    - Don't want to turn station to large bus stop though for homeless hangout and blight
- Larger full-scale movie theater (stadium seating)

Recreation and Open Space

- Technology access
    - Wifi at parks
    - Movement/mobility plan for children (shuttles?)
- Another dog park needed

- Park in Uptown, shuttle to trailheads (be careful not to bring too many people to hills); needs to be coordinated with Puente Hills Authority
- More community gardens
    - Apartment living stressful; residents need outlet, open space
    - Apartments have limited parking; no gardens
    - Have to park, then haul groceries
    - Need good fencing to keep coyotes out
- Measure A funds
- Trails Plan
- Assessment to pay for fuel modification for hillside (it's an idea)
- Incentives to convert lawns to native gardens
- More art in public spaces; add program
- Trailhead funding
- Need to update resource management plan
- Further partner/coordination
    - Communications
    - Sophisticated public distribution services
    - Run programs though parks department
- More wildland opened up for public access
- Take load off of Hellman Park
    - Open new trailhead – Pescadero parking lot
    - Existing fire roads can be uses trails and brush fire access
- Visitors come to Hellman/Turnbull park. People come to Whittier - need to capitalize on them. Make it an asset for local businesses
- Connect Whittier open space to emerald necklace
- Whittier Narrows is important to Whittier
- We need innovative/sustainable park solution
- Vick Lopez Auditorium at Whittier High School can be potential for park space
- Respect natural environment
- Need flatter open space for athletic facilities

Other

- Opportunity to advertise GP events at Wake Up Whittier – 3rd Wed/month. 170 – 200 people
- New opportunity for families and children regarding homeless "Imagine Whittier"
- Capitalize on local events – Christmas Parade
- Think big and broadly
    - Don't get stuck on details

Envision Whittier
A community-driven General Plan

Whittier Housing Element
November 13, 2020 Stakeholder Meetings Summary

Introduction

In 2017, the City of Whittier ("City") launched efforts to update its General Plan, which establishes a framework for making land-use decisions that affect the quality of life in Whittier. The Whittier Housing Element ("Housing Element") is one of the State's mandatory General Plan elements. The Housing Element provides goals, policies, and actions that help Whittier plan for current and future housing needs for all segments of its population and expresses community goals about housing. Community input is critical to developing a Housing Element that responds to community needs, values, and preferences.

On Friday, November 13, 2020, MIG hosted four Stakeholder Meetings with housing stakeholder organizations. The purpose was to collect input on housing challenges, needs, and strategies from community stakeholders and housing experts. Following guidance from public health agencies regarding public gatherings and COVID-19, the meetings were held virtually using online video conferencing. Thirteen participants from organizations representing a range of sectors and stakeholders participated.

MIG planners, Lisa Brownfield, Diana Gonzalez, and Jessie Hernandez, facilitated the meetings to ensure that discussion topics were documented. Participants were informed that their responses would be summarized in aggregate to support authentic and meaningful discussions. City staff did not attend the meetings to promote an open discussion. The meetings included a PowerPoint presentation with discussion documented in real-time using Mural, a virtual whiteboard. The meeting agendas, PowerPoint, and Murals are available in Appendix "A."

One hundred twenty-four (124) key community stakeholder organizations were invited to participate by mail and/or email. Organizations were categorized by groups served to ensure a diverse range of perspectives and evaluate participation (see Figure 1). Letters were mailed by the City to 52 organizations on Thursday, October 29, 2020. MIG emailed 73 organizations twice, on Wednesday, November 4, 2020, and Monday, November 9, 2020. Participants were asked to RSVP and specify their preferred meeting choices provided by MIG to ensure similarly sized groups.

Most participants represented for profit developers (38%), nonprofit or community-based organizations (31%), or nonprofit developers (15%). Participating organizations include:

- Brandywine Homes
- Brookfield Properties Development
- City Ventures
- Christian Church Homes
- Kimco Realty
- Linc Housing
- Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA)
- National Community Renaissance of California
- Whittier Area Community Church
- Whittier Conservancy
- Whittier Consortium on Homelessness
- Whittier Union High School District

Figure 1. Invitation and Participation by Groups Served

Groups Served / Sector	Number of Invitees	Percent of Invitees*	Number of Participants	Percent of Participants*
Groups Served				
Elderly / Seniors	12	10%	3	25%
Persons Experiencing Homelessness	18	15%	1	8%
Families	18	15%	4	33%
Persons with Disabilities	23	19%	0	0%
Persons with Developmental Disabilities	16	13%	0	0%
Lower Income Households	15	12%	3	25%
Spanish Speaking Residents	14	11%	1	8%
Sector				
Nonprofit Developer	16	13%	2	15%
For Profit Developer	6	5%	5	38

** Percentages are rounded to the nearest whole number. Percentages do not add up to 100% because some organizations do not serve any of the groups listed and some serve two or more groups.*

Key Themes

Key themes and takeaways from the discussion are listed below by question.

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?

- ***Development Costs*** – Costs of land, construction, impact fees, permitting fees, and mitigation measures.

- ***Governmental*** – City pushback, the number of City staff available for consistent housing focus and/or project review, lack of political will, and lack of affordable housing framework (e.g., Whittier has not leveraged State funding for affordable housing and does not currently have mandatory inclusionary requirements).
- ***Homelessness*** – The homeless (unhoused) crisis.
- ***Lack of Affordable Housing*** – Lack of affordable housing and the proliferation of luxury units.
- ***Lack of Variety*** – Lack of a variety of housing options and, particularly, affordable options.
- ***Land Availability*** – Lack of available land and the built-out nature of Whittier.
- ***Local Opposition*** – Local opposition to change, NIMBY opposition to affordable and supportive housing, and historical preservation community.
- ***Pandemic*** – Uncertainty and potential impacts of COVID-19.
- ***Transportation Infrastructure*** – Traffic, lack of access to reliable and safe multi-modal transportation options (e.g., public transit, walking and biking) and parking.

Question 2. What types of housing are particularly needed in the community?

- ***Amenities*** – Appropriate amenities for new developments, particularly multi-unit developments.
- ***Communal Housing*** – Options for communal housing.
- ***Housing for the Unhoused*** – Develop housing and provide resources for unhoused households.
- ***Housing for All Income Levels*** – Housing options for all income levels, including very low-, low- and moderate-income, and the "missing middle," or those who earn too much for income-restricted housing but too little for market rate housing.
- ***Housing for Vulnerable Groups*** – Housing for a variety of vulnerable and special needs groups, including seniors, veterans, and low-functioning adults.
- ***Mixed-Use*** – Allow for more mixed-use development.
- ***Multi-Generational Housing*** – Housing to accommodate multi-generational households and housing that responds to a variety of generational needs and preferences (e.g., millennials and seniors).
- ***Multi-Unit Housing*** – A variety of multi-unit housing that includes amenities and communal spaces.
- ***Sober Living*** – Increase sober living opportunities.
- ***Transitional and Supportive Housing*** – Permanent and temporary transitional and supportive housing.
- ***Variety of Affordable Housing Options*** – A variety of affordable housing types and options.
- ***Variety of Housing*** – Variety of housing types, including types that are affordable by design (e.g., multi-unit, ADU's, communal housing, etc.).

Question 3. For those of you representing special needs groups or individuals, what are the housing needs of your clients?

- ***Affordable Housing*** – Affordable housing options for all income levels.
- ***Convenient and Accessible*** – Housing with convenient access to amenities, services, and transportation.
- ***Generational Preferences*** – Housing that responds to a variety of generational needs and preferences.
- ***Housing for the Unhoused*** – Housing for the unhoused.
- ***Housing for Veterans*** – Housing for veterans.

Question 4. For those that have experience developing, rehabilitating, or providing housing in Whittier, what constraints exist to produce additional housing in Whittier, (market rate and affordable housing units)?

- ***Financing*** – Limited funding sources and funding requirements.
- ***Land Availability*** – Lack of available land.
- ***Local Opposition*** – Local opposition, NIMBYism, and opposition from the historical preservation community.
- ***Political Constraints*** – Lack of political will by the City and lack of political alignment with planning goals, objectives, and documents.
- ***Zoning*** – Zoning constraints limiting multi-modal and higher densities.

Question 5. Whittier's new housing need allocation is 3,431housing units during the next eight years. The City challenged this allocation with SCAG. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? Ex. reuse of existing buildings, increased density, mixed use.

- ***Align Planning Efforts and Political Will*** – Align planning efforts, goals, and policies with political will among City leaders and staff.
- ***Allow for More Mixed-Use*** – Allow for more mixed-use areas throughout Whittier.
- ***Church Sites*** – Leverage new state laws and engage churches interested in selling land for or developing affordable housing.
- ***Increase Density*** – Increase density, particularly in multi-use areas and around commercial and transportation corridors.
- ***Fast-Track ADU's*** – Support homeowners interested in ADU's and fast-track permitting and approval processes.
- ***Framework and Funding*** – Develop a City framework to support, develop, and incentivize affordable housing (e.g., build in development fees, consider funding requirements and scores in planning efforts and decision-making, bring back mandatory inclusionary requirements, etc.).
- ***Multi-Family Residential*** – Support new multi-family residential developments.
- ***Multi-Generational Design*** – Develop housing to accommodate multi-generational households and preferences.
- ***Outreach and Engagement*** – Conduct outreach and engage stakeholders and landowners (e.g., homeowners interested in ADU's, churches with underutilized land, etc.).

- ***Partnerships and Collaboration*** – Build partnerships and collaborate with residents, local organizations, and nonprofit developers.
- ***Planning*** – Plan for the long term and respond to trends (e.g., changing spending trends and tax bases)
- ***Predictability for Developers*** – Create a predictable framework for developers.
- ***Redevelop Uses*** – Redevelop underutilized uses such as City-owned parking lots, aging office buildings, under-performing retail, hotels and motels, and warehouses.
- ***Strategic Response to Local Opposition*** – Develop strategic responses to local opposition to affordable housing.

Question 6. What is Whittier doing well?

- ***Great Place to Live*** – Whittier is a great place to live.
- ***Residents and Stakeholders*** – The City's residents and stakeholder organizations make Whittier a great place to live.
- ***Specific Plan*** – The City's Specific Plans (e.g. the Uptown Specific Plan).
- ***Staff*** – City staff seem proactive.

Question 7. What are your goals or highest priorities for housing in Whittier?

- ***Diversify where Affordable Housing is Located*** – Diversify where affordable housing is allowed and located; allow or create diverse and multi-income housing stock.
- ***Eliminate Barriers*** – Eliminate as many barriers to housing as possible.
- ***Incentivize Affordable Housing*** – Incentivize affordable housing.
- ***More Housing/Types of Housing*** – More housing options for all income levels and a greater variety of housing types.
- ***Outreach and Engagement*** – Consistently conduct authentic and meaningful outreach and engagement processes to inform planning and decision-making.
- ***Support Cost-Burdened and Unhoused Households*** – Provide support and resources for cost-burdened and unhoused households.
- ***Zoning*** – Update zoning to meet housing needs.

Question 8. Where should the single family and multifamily housing be located?

- ***Along Commercial Corridors*** – Build housing along commercial corridors to create new and expand existing mixed-use areas.
- ***Close to Mixed-Uses*** – Build housing close to mixed-use areas.
- ***Close to Planned Gold Line*** – Build housing around the planned Gold Line station.
- ***Close to Services and Amenities*** – Build housing close to essential services (e.g., transportation infrastructure, schools, and grocery services) and amenities (e.g., parks and walking trails)
- ***Uptown*** – Build housing in Uptown because it is already accessible.
- ***Walkable Areas*** – Build housing in walkable and accessible areas.

Next Steps

The City will host five community or district workshops in November and December 2020 to collect input from a broader cross-section of the public. There will be four District meetings, one for each City Council District, and one citywide meeting in Spanish. Please encourage your organization participants, local residents, and interested community members to participate.

Envision Whittier
A community-driven General Plan

Whittier Housing Element
Summary of November 13, 2020 Stakeholder Meetings

Appendix

- Meeting Agendas
- Meeting PowerPoint
- Meeting Murals

Envision Whittier

A community-driven General Plan

Housing Element Stakeholder Interview

November 13, 2020 ~ 8:00 am - 9:30 am

A G E N D A

8:00 am	**I.**	**Welcome and Introductions**
		▪ Agenda review
8:05	**II.**	**Housing Element Overview**
8:25	**III.**	**Discussion**
9:25	**IV.**	**Summary and Next Steps**
9:30 am		*Close…*

Envision Whittier

A community-driven General Plan

Housing Element Stakeholder Interview

November 13, 2020 ~ 10:00 am - 11:30 am

A G E N D A

10:00 am	**I.**	**Welcome and Introductions**
		▪ Agenda review
10:05	**II.**	**Housing Element Overview**
10:25	**III.**	**Discussion**
11:25	**IV.**	**Summary and Next Steps**
11:30 am		*Close…*

Envision Whittier

A community-driven General Plan

Housing Element Stakeholder Interview

November 13, 2020 ~ 1:00 pm - 2:30 pm

A G E N D A

1:00 pm	**I.**	**Welcome and Introductions**
		▪ Agenda review
1:05	**II.**	**Housing Element Overview**
1:25	**III.**	**Discussion**
2:25	**IV.**	**Summary and Next Steps**
2:30 pm		*Close…*

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Housing Element Stakeholder Interview

November 13, 2020 ~ 3:00 pm - 4:30 pm

A G E N D A

3:00 pm	**I.**	**Welcome and Introductions**
		▪ Agenda review
3:05	**II.**	**Housing Element Overview**
3:25	**III.**	**Discussion**
4:25	**IV.**	**Summary and Next Steps**
4:30 pm		*Close…*

Envision Whittier

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HOUSING ELEMENT UPDATE

stakeholder/focus group interviews

November 13, 2020

Agenda

- Welcome and Introductions
- Meeting Format and Zoom Tools
- Whittier Housing Update Process and Overview
- Timeline
- Questions for Stakeholders

Meeting Format/Zoom Tools

- We want to start with a foundation of information.
- We will have opportunities for comments and questions. We'll start by using the "raise your hand" function, when your name is called you will be unmuted.
- Comments will be recorded on a digital white board for everyone to see.
- After the meeting, the digital white board will serve as a record of the meeting

Housing Element Process and Overview

- General Plan: visionary document providing a blueprint for growth and development

- Housing Element: one of seven mandated chapters called elements

Housing Element

- Updated every eight years
- Required to be reviewed by California Housing and Community Development Department (HCD)
- Adoption deadline October 2021

Housing Element Legislative Intent

"The availability of housing is of **vital statewide importance**…[and] local and state governments have a responsibility to…**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community."

Housing Element Content

Constraints to Housing Development

- Governmental
- Market
- Environmental
- Infrastructure

Resources and Sites Inventory

- Sites for all Income Levels
- Administrative Resources
- Financial Resources

Housing Plan

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Previous Accomplishments

Progress toward Implementing Previous Housing Element

What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

39.7% of all Whittier households experience housing cost burden

Source: SCAG, 2020

State Income Thresholds

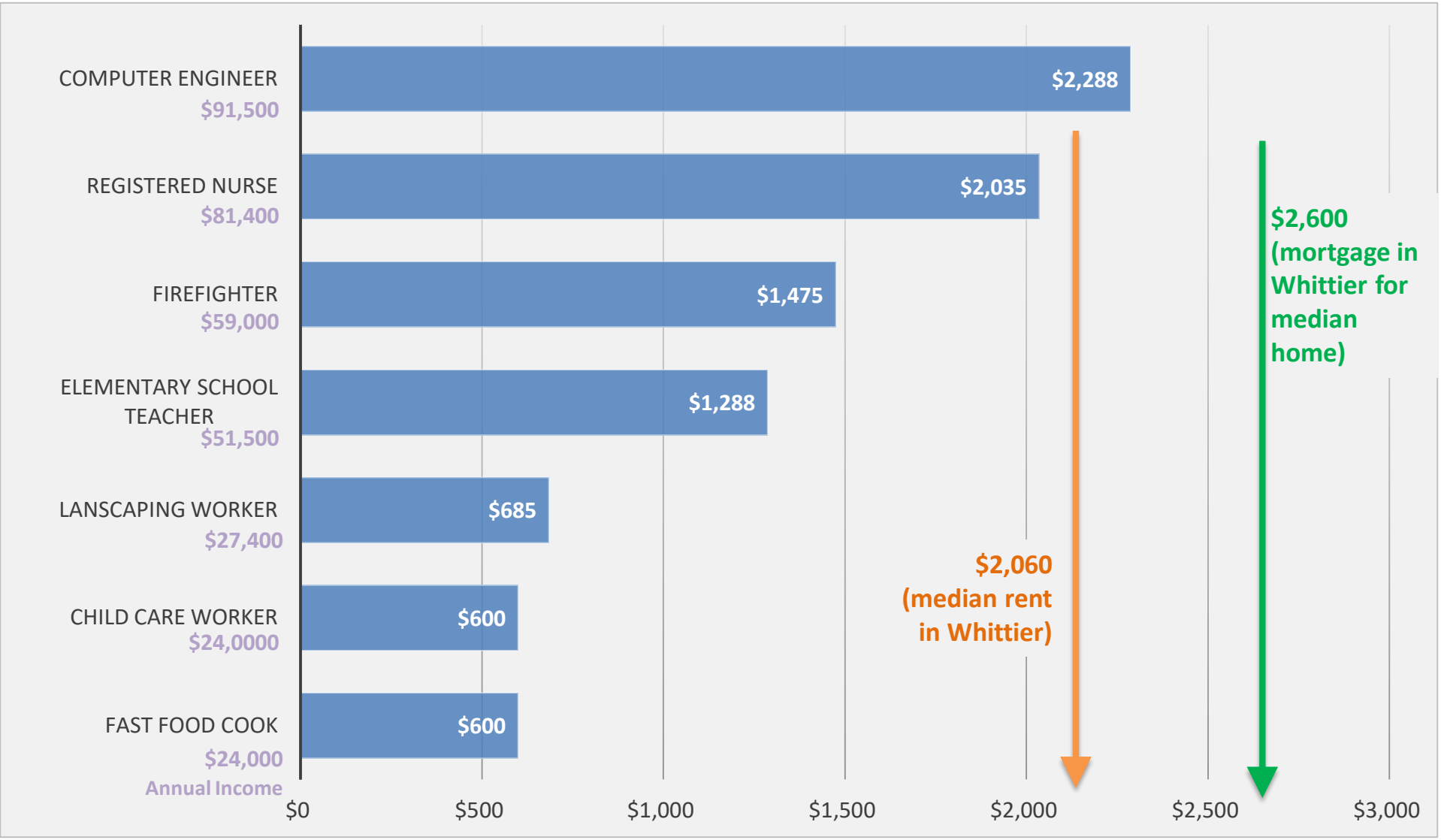
Affordable housing = 30% of household income

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	$21,950	$25,020	$28,200	$31,300	$33,850
Very Low (31-50% AMI)	$36,550	$41,800	$47,000	$52,200	$56,400
Low (51-80% AMI)	$58,450	$66,800	$75,150	$83,500	$90,200
Moderate (81-120% AMI)	$61,400	$70,150	$78,950	$87,700	$94,700

Example: $83,500 x 30% = $/12 months -> $2,087.50 per month

AMI = Area Median Income
Los Angeles County AMI = $73,100
Source: CA HCD, 2020

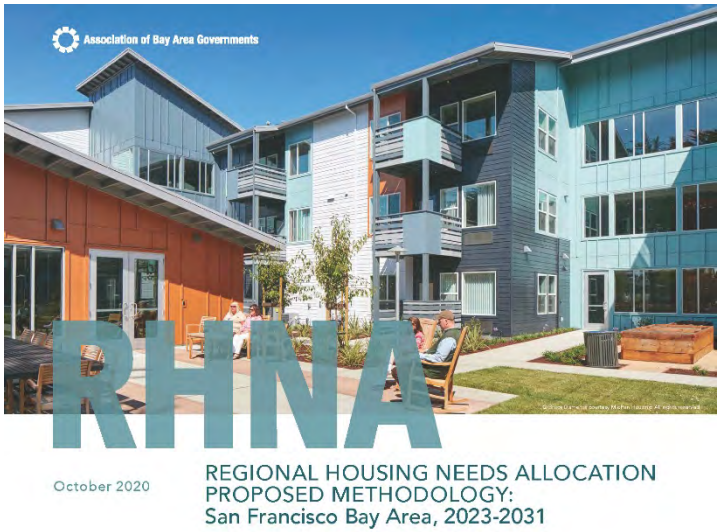
Affordable Housing Cost by Job



Source: Zillow.com mortgage data; Rent Jungle rent trend data October 2020

What is the RHNA?

Regional Housing Needs Allocation:



HCD determines RHNAs for each Council of Governments

→

RHNA for SCAG region: 1,341,827 housing units

→

RHNA for Whittier: 3,431 housing units

Estimated RHNA by Income Group

Income Group	% of AMI	Whittier 2021- – 2029 RHNA	% Of Units
Very Low	31-50%	1,022	29.8%
Low	51-80%	535	16.6%
Moderate	81-120%	555	16.2%
Above Moderate	120% +	1,319	38.4%
Total		*3,431*	

Source: SCAG, 2020

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)

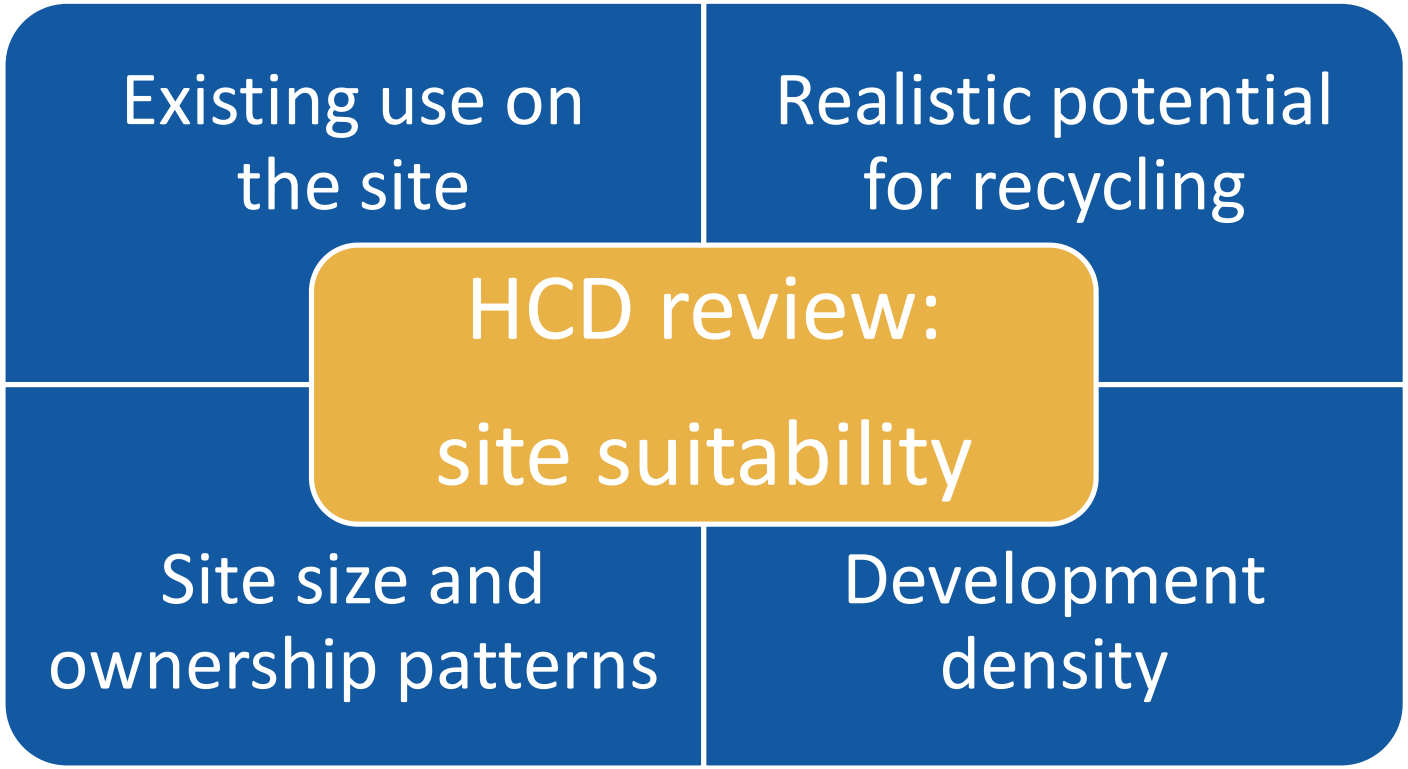
- (not a construction obligation)

Meeting the RHNA

- Approved housing and mixed-use projects

  Projects that will receive Certificate of Occupancy after June 30, 2021
- Projects in the application pipeline
- Potential sites
  - Vacant sites
  - Underutilized sites that could redevelop
  - Accessory dwelling units (“granny flats”)

HCD Review: Site Suitability Criteria



Housing Element Sites Assumption

Density = Affordability

Above Moderate Income

Moderate Income

Lower Income

Large Single-Family

Small Single-Family

Duplex/Triplex

Accessory Dwelling

Multifamily Housing

What does density look like?

30 units per acre

Santa Barbara

70 units per acre

Redwood City

Housing Element Update Timeline

Interview and Workshops to Receive Input

Fall 2020

Identify Housing Sites

Fall 2020

Draft Element

Fall/Winter 2020/2021

State HCD Review

Winter/Spring 2020/2021

Environmental Analysis (GP)

Spring 2021

Planning Commission and City Council Consideration

Fall 2021

Public Input →

SHARE YOUR THOUGHTS

Housing in Whittier

- What do you think are the major housing challenges Whittier is facing now and into the future?

- What types of housing are particularly needed in the community?

Housing Needs

- For those of you representing special needs groups or individuals, what are the housing needs of your clients?

Housing Development

- For those that have experience developing, rehabilitating, or providing housing in Whittier, what constraints exist to produce additional housing in Whittier, (market rate and affordable housing units)?

Housing in Whittier

- Whittier's new housing need allocation is 3,431 housing units during the next eight years. The City challenged this allocation with SCAG.

  If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? Ex. reuse of existing buildings, increased density, mixed use.

Housing in Whittier

- What is Whittier doing well?
- What are your goals or highest priorities for housing in Whittier?
- Where should the single family and multifamily housing be located?

Envision Whittier

A community-driven General Plan

HOUSING ELEMENT UPDATE

stakeholder/focus group interviews

November 13, 2020

Whittier Housing Element Stakeholder Meeting

PARTICIPANTS: Brian G. | Ryan A. | Chris B. | Krysta A. | Will S.

DATE: November 13, 2020

November 13, 2020
8:00 - 9:30 am

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. For those of you representing special needs groups or individuals, what are the housing needs of your clients?
Question 4. For those that have experience developing, rehabilitating, or providing housing in Whittier, what constraints exist to produce additional housing in Whittier, (market rate and affordable housing units)?
Question 5. Whittier's new housing need allocation is 3,431 housing units during the next eight years. The City challenged this allocation with SCAG. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? Ex. reuse of existing buildings, increased density, mixed use.
Question 6. What is Whittier doing well?
Question 7. What are your goals or highest priorities for housing in Whittier?
Question 8. Where should the single family and multifamily housing be located?

Major Challenges

- Well-established city with good infrastructure, not a lot of vacant land/property
- Moratorium on new housing along major corridors (based funding) until last year
- Traffic
- Whittier sees itself as a small, established community - wants to maintain that identity
- Local opposition to new housing ✓
- Historical preservation
- Downtown area, parking - need to adapt new parking strategy
- Implementing mixed use projects in areas without commercial viability
- State of CA. Legislature - housing allocation (non-competitive, free market) - Whittier not seeing for their allocation

Needed Housing Types

- Multi-family combination of larger units and multiple units on one lot
- Offer more options and more affordable options ✓
- Low- and moderate-income housing opportunities are limited
- "Missing Middle" - our housing stock is very high and lacks affordability by design, not by density, density levels
- Wide variety of housing is needed
- Received 800 responses for 100 affordable housing units (Mosaic gardens)

Housing Needs

- Local opposition makes it challenging to advocate for housing/services for homeless
- Addressing NIMBY-isim; these are your neighbors
- Needs for homeless population, resources, making housing more permanent

Constraints

- Local opposition
- Zoning constraints (a lot of this has been addressed by state code)
- Historical community - local opposition to a changing Whittier
- Available land - there aren't many opportunities left on land for major change

Strategies

- Western downtown area - Uptown - is starting this, identifying city-owned lots and working with private development opportunities
- Clear alignment between City Council and zoning/ public and political will (Ex. Long Beach upzoning) ✓
- Predictability - if developers think the process will be long into opposition is big, it will deter developers from coming to Whittier
- Political alignment - Whittier opposition when changing land use, opposition at local level
- Long Beach looked at a City in change and addressed that
- Local organizations can help: SCAG, etc.
- Whittier opposition can be very loud
- Strategy was clearly anticipated - was able to direct the conversation with rational response
- Long-term Whittier residents - Whittier is "no growth/no-change" - working with residents who are concerned - how options could look like
- Fast-track ADU approval - come up with a process for providing process (checklist) (lens on environmental review of development)
- Adopting state laws into land use plans

Strengths

- Does a good job at staff level
- A great partner - staff is open, realization of housing crisis/housing is a great deal
- Annual pass ups the City Council - Housing Element - "We want to housing opportunities, specific Plans, take a look at our zoning ordinance and see whether there are unnecessary barriers

Goals/Highest Priorities

- A lot of work ✓ already - more housing types and more housing
- We have a lot of cost-burdened and homeless households
- There's a rare opportunity in Whittier - Uptown - "Parking lot parking lots - let's be creative and provoke creative" strategy
- This is a question the City should ask itself. Where does the City want to be going in the future?
- Less local opposition and more willingness
- This question may be better answered by not for-profit developers
- This call has 6 developers out of 5 participants - is that representative of the city? Interest among nonprofits?

New Housing

- Uptown
- Fred C. Nelles - former correctional facility area
- Along commercial corridors in main block locations - "Whittier Boulevard" - retail vault ✓
- A lot of cities - participant thinks commercial areas/retail (sales tax)
- Commercial corridors - proximity to services - proximity to services (stores, restaurants, etc.)
- Areas that are already mixed use are prime for multi-family - there is a lot of space left for single-family
- Focus around big block areas (large grocery stores)

Additional Comments

- Lisa will send Brian information on new State law regarding "housing for religious groups to build housing"
- Business commented on changing zoning - are City considering zoning performing retail that is "dying" in other parts of country - think that has potential for mixed use housing
- Not just using the City's land of converting but also looking at other land - retail, churches with a lot of parking, etc. - open to meeting to discuss ideas (Ryan - Chris asked)

Template courtesy of @AllisonPress, IDEO

Whittier Housing Element Stakeholder Meeting

PARTICIPANTS: Helen R. | Dr. David G. | Gavin P. | Name | Name

Photo

DATE:
November 13, 2020

November 13, 2020
10:00 - 11:30 am

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. For those of you representing special needs groups or individuals, what are the housing needs of your clients?
Question 4. For those that have experience developing, rehabilitating, or providing housing in Whittier, what constraints exist to produce additional housing in Whittier, (market rate and affordable housing units)?
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Question 6. What is Whittier doing well?
Question 7. What are your goals or highest priorities for housing in Whittier?
Question 8. Where should the single family and multifamily housing be located?

Major Challenges

- Where to find land
- Intention/use of commercial property - balancing public value
- Glut of commercial properties for decades - anticipate huge amounts of mall and real estate that will no longer function as commercial
- Affordable housing definition - we're looking at marrying existing infrastructure with needs of public
- Whittier Conservancy brought the only affordable housing project (Penn Court) to Whittier - required enormous level of collaboration
- High density apartments are considered affordable, yet luxury apartments are not affordable
- How does the state define affordable housing? What is considered affordable?
- Market rate apartments are not affordable
- Whittier used to have mandatory inclusionary requirements - has Whittier reinstated this requirement?
- Used to be 15% - City rescinded requirement during last recession
- Inclusion of ADU's into new developments
- Number of City staff
- It's been a few decades since the City has seen a large development
- City software
- Pandemic will impact the use of commercial properties, will have ripple affects
- Can't get rid of all commercial property; will need a future tax base
- Stand-alone affordable projects vs. built in to existing projects
- Mistakes: projects in NY, suburbanization, separation of income levels
- Mixed-use - combination of socioeconomic backgrounds in same neighborhood
- Uptown is heart of Whittier - 80%+ is rental - how do we capitalize on gems of community and create a vibrant housing center
- How do you create vibrant neighborhoods?
- Focus on Uptown, tweak Uptown Specific Plan

Needed Housing Types

- Affordable housing options
- A variety of housing types with amenities
- Concept of communal housing (e.g. condos) - trading backyard and lawn for communal area
- Now housing crams in as many units as possible without providing amenities - destroys concept of communal housing - need courtyards, shared spaces
- Sense of community - we need housing that creates a sense of community and echoes history of City
- We need residential over commercial uses
- Area around Nelles has overlay for housing (so does Uptown) - as we transition from mega-malls to community-based retail we're going full circle
- e.g. neighborhood grocery store, dry cleaners, etc. with housing above - East Coast communities
- Mixed-use - Brookfield has pivoted to mixed use (last five years) in response to paradigm shift
- Millennials and Gen Z have little interest in buying properties away from everything else (live-work-play)
- Post-COVID - there are two schools of thought. 1. America doesn't have a long memory; there is a desire for people to go back to work at office
- 2. People don't want to go back to office (how things were)
- Answer isn't entirely clear; still in the thick of things
- Developers are gravitating towards mixed use. Many developers aren't set up to do that
- Playa Vista - Master Planned Mixed-Use Community
- Developers are looking at land differently (no longer looking to build 1,000 plans in the middle of no where)

Housing Needs

- Affordable housing
- Homeless - we need housing that's appropriate
- This is a moving target - what you have available can't be standardized across the board
- What does this look like? Affordable housing component is critical
- Community: Having something that is not simply affordable, but done well and supports community-building
- Needs to be done in a way that folds people into the community
- Cultural component - significant Hispanic/Latino population
- Uptown Whittier - exactly what communities are looking for. Underutilized
- Dilapidated, deteriorated and underused because buildings are being resold as single family units
- If you have a little house on a large lot
- See Pasadena example - building additional, high-density housing within same square footage
- People will shop where they live if you make it convenient for them
- Affordable neighborhoods with a variety of people
- We need to balance hyper-micro with destination locations that attract visitors
- Millennial preferences may change

Constraints

- From a developer's prospective, we work with jurisdictions and cities a lot (there are years of discussions leading up to that)
- We are the McDonald's of housing - if we don't hit certain dates...
- There has to be a symbiuotic relationship with cities
- If there aren't enough staff to support projects then it's not viable
- There has to be the structural framework with regards to staff

Strategies

- Folding affordable housing bills into new/future projects
- Staff believes they are required to build 3,400 units (RHNA) - we hear it all the time from the City Council
- Uptown Specific Plan area: instead of cookie-cutter development (developers bringing developments into neighborhoods), leverage housing clusters to rehabilitate individual homes as part of larger development
- Would require collaboration between City, developers, neighbors
- Residential over commercial where it makes sense to the community
- We have to deal with the infrastructure and bottom line (money)
- How will we maintain infrastructure while planning for future adjustments for that infrastructure - comes down to money
- New state legislation cut red tape on development of ADU's - looking at developing new housing with internal and external ADU's
- Some development at the Groves fits that need
- We're now looking at downstairs masters, multi-generational designs - specifically designing homes with private entrances
- Can supplement income/mortgage for first-time homebuyers

Strengths

- It's not easy to maintain the character of a City over time; the City makes an effort at maintaining this character
- City has been open to ideas for addressing homelessness
- Whittier's people support an enormous and involved philanthropic community
- The strength of Whittier is in it's population - it has to reflect all of its people, not just special interest groups
- The implementation of Plans has to carry out goals and not be a road block to those goals

Goals/Highest Priorities

- Reimagining Uptown
- Mix of owner- and renter-occupied housing
- Maintaining character of City and sub-communities
- Ensuring that high-density projects are required to have integrated, usable and occupant-friendly communal amenities

New Housing

- Uptown
- Planned Gold Point at Five Points (next to City's largest employer) - provides an opportunity
- Already approved a luxury apartment project here
- This intersection is crucial: entrance to Whittier, unoccupied land
- Multi-family, mixed-use with ground floor retail and upper level residential

Additional Comments

- Major boulevards (Whittier Blvd., Lambert Rd.) - we need to maintain a certain level of commercial. We can't come out of the pandemic thinking we don't need any commercial land/uses
- Infrastructure - it's not just the pipes, but also fire and full range of services that support our community
- Affordable housing can't outpace our ability to pay for everything
- Should build development fees into the formula
- After our last baby boom in the 80's school districts sold off properties - we can't react in the moment (need to think long term)
- Tax base for cities is changing - won't solely be brick and mortar
- Constraints of online participation will make it difficult to get residents to attend workshops

Template courtesy of @AllisonPress, IDEO

Whittier Housing Element Stakeholder Meeting

PARTICIPANTS: Mark W. | Sarah W. | Liana S. | Kevin J. | Name | Name | Photo | Photo

DATE: November 13, 2020

November 13, 2020
1:00 - 2:30 pm

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
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Major Challenges

- Providing more apartments
- Amount of land makes it difficult for single-family residential
- We are focusing on mixed use, integrating smaller retail and multi-family residential
- Transitional or supportive housing [e.g. patients leaving treatment]
- Need for sober living
- Homelessness
- We have 905 beds of transitional housing and they are full. Demand is more in this area.
- demand for housing is multigenerational (young, up and coming families) and people looking to downsize
- Demand for a variety of housing types - senior housing, transitional housing, affordable housing
- Families leaving schools (high attrition rates) to find affordable housing and jobs
- How do you provide opportunities for new, up and coming families who want to stay in Whittier?
- High construction costs
- Communities that are not built for the long-term
- High development costs: land, impact fees, permit fees, mitigation measures
- Project timeframe
- Pushback from cities
- Prevailing wages

Needed Housing Types

- Transitional and supportive housing
- Sober living
- Multigenerational housing, and preferences: senior housing, housing for young families
- Affordable housing for families
- Housing for seniors
- Permanent supportive housing
- Housing at multiple price points/affordability levels
- Housing for low-functioning adults
- Housing options with appropriate amenities for different groups

Housing Needs

Constraints

- Income restricted affordable housing
- Getting cities to accept the idea of rental of affordable housing (income restricted units)
- Households that can't afford market rate units but don't qualify for income restricted units
- Do affordable units artificially increase market rate prices?
- NIMBY fear of affordable housing: people not wanting to see change in their neighborhoods
- Financing - the amount of money required to fund an entire development with only one funding source
- Housing Elements: Lack of resources that pose and for TRAC funding (instant funding sources)

Strategies

- Projects on church properties: Churches could be City land, and churches could facilitate with "revenue"
- Aging office buildings
- Increasing densities allowed on properties
- Allowing for more mixed use, and small shop; provides opportunity to maintain retail
- Layering uses
- Redevelop hotels and motels for transitional housing
- Old warehouses?
- Being more open-minded
- Multi-family residential - can meet a variety of needs

Strengths

- A great place to live, great schools,
- City seems to be proactive and supportive of housing. Plan Update engaged residents and stakeholders

Goals/Highest Priorities

- Providing affordable housing options for families and students
- Providing housing options for low-income households.
- Providing a range of options (e.g. multi-family, entry-level home)

New Housing

- Look at list of housing developments and housing developers who have built in other cities; take at a long overview list
- Locate housing along corridors and close to good public transit
- Commercial corridors built to handle traffic
- Developers look at "opportunity sites" - well - but these not of "super interest" to it - "Developers are looking for rentbearing housing"
- Diversification of housing options: housing is placed in high resource areas - no concentration of poverty
- Looking for desirable places, where people want to live

Additional Comments

Is the time period for updating the General Plan and Housing Element the same for everyone? Or is it different

Cities are required to update their Housing Element by September 2021

Template courtesy of @AllisonPress, IDEO

Whittier Housing Element Stakeholder Meeting

PARTICIPANTS: Sidney S. | Name | Name

Photo | Photo

DATE: November 13, 2020

November 13, 2020
3:00 - 4:30 pm

Discussion Questions

Question 1. What do you think are the major housing challenges Whittier is facing now and into the future?
Question 2. What types of housing are particularly needed in the community?
Question 3. For those of you representing special needs groups or individuals, what are the housing needs of your clients?
Question 4. For those that have experience developing, rehabilitating, or providing housing in Whittier, what constraints exist to produce additional housing in Whittier, (market rate and affordable housing units)?
Question 5. Whittier's new housing need allocation is 3,431 housing units during the next eight years. The City challenged this allocation with SCAG. If this allocation becomes final, what strategies do you think would be appropriate to accommodate these new housing units? Ex. reuse of existing buildings, increased density, mixed use.
Question 6. What is Whittier doing well?
Question 7. What are your goals or highest priorities for housing in Whittier?
Question 8. Where should the single family and multifamily housing be located?

Major Challenges

- A lot of the same challenges people are facing across CA
- Lack of availability of affordable housing
- Need for housing at lower and middle income levels
- Need among specialized groups: seniors, families, homeless, veterans, etc.

Needed Housing Types

- Looking at demographic trends and housing statistics
- Housing situated close to downtown and transportation
- Housing for seniors: well-designed, can be separate while still connected
- 1. Missing middle: housing for working - so people don't have to commute
- 2. Low income

Housing Needs

- Walkability - walking distance to amenities
- Sites close to health care, shopping and transportation, pharmacy, etc.
- Veterans

Constraints

- Funding - affordable housing, supportive housing, building is expensive, permanent supportive housing for homeless
- Political constraints: church did extra work to prevent housing downtown; might be difficult to place housing affordable housing (NIMBY - not in my downtown, opening)
- Zoning - originally developed in the 1950s-1960s in most, without any consideration or uncertainty about what the zoning will allow
- In the past the City Council has had a back against affordable housing

Strategies

- Combination of strategies starting with adaptive reuse
- COVID and decrease in demand for commercial and retail uses
- Upzoning, especially as public transit is added
- Upzoning in areas where the congregation has fallen

Strengths

- A lot of what Whittier has started downtown - redevelopment - sets the stage
- A good start
- The fact that they are aware of how housing is needed - that kind of awareness is a good starting point
- Housing Element will illustrate true need in Whittier

Goals/Highest Priorities

- Eliminate as many barriers as possible to the production of housing
- Whatever Whittier can do from a zoning standpoint
- However Whittier can maximize affordable housing, whether it is housing at the middle-low and very-low income levels

New Housing

- Starting in the Uptown and Downtown areas and then they improve the transportation infrastructure
- Build close to existing amenities
- Ideal locations for housing - people have everything in walking distance

Additional Comments

Template courtesy of @AllisonPress, IDEO

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITETYPE	Optional Information2	Optional Information3
WHITTIER	11850 WHITTIER BLVD	90606	8170-013-904		Specific Plan	SP	varies	varies	74.32	Lincoln SP	YES - Current		Available		0	0	231	231	Lincoln Specific Plan		
WHITTIER	6747 PICKERING AV	90602	8139-010-035		Specific Plan			50	0.24	N/A	YES - Current		Pending Project		0	0	6	6	AP 6747 Pickering Ave		
WHITTIER	16440 WHITTIER BLVD	90603	8232-005-028		Specific Plan	N/A			0.92	N/A	YES - Current		Pending Project		0	0	54	54	PP 16424-16440 Whittier Blvd		
WHITTIER	16424 WHITTIER BLVD	90603	8232-005-018		Specific Plan	N/A			1.47	N/A	YES - Current		Pending Project		0	0	0	0	PP 16424-16440 Whittier Blvd		
WHITTIER	9829 LA SERNA DR	90605	8224-017-022		Specific Plan	N/A			1.27	N/A	YES - Current		Pending Project		0	0	44	44	PP 9829 Serna 44 units		
WHITTIER	9829 LA SERNA DR	90605	8224-017-023		Specific Plan	N/A			0.51	N/A	YES - Current		Pending Project		0	0	0	0	PP 9829 Serna 44 units		
WHITTIER	1st Ave. just north of Lambert	90603	8232-028-020		Low Density Residential	N/A	3.1	7	1.95	N/A	YES - Current		Pending Project		0	0	11	11	PP 11280 1st Ave 11 SFD units		
WHITTIER	6018 NORWALK BLVD	90606	8174-041-028		General Commercial	N/A			0.47	N/A	YES - Current		Pending Project		0	0	19	19	PP 6018 Norwalk 19 senior units		
WHITTIER	11716 FLORAL DR	90601	8132-022-007		Private School	N/A			3.60	N/A	YES - Current		Pending Project		0	0	25	25	PP 11716 Floral Ave		
WHITTIER	12826 PHILADELPHIA ST	90602	8139-024-027		Specific Plan	N/A			0.82	N/A	YES - Current		Pending Project		0	0	51	51	PP 12826 Philadelphia 51 units MF application		
WHITTIER	12823 HADLEY ST	90601	8135-011-020		Specific Plan	SP			0.48	N/A	YES - Current		Pending Project		0	0	10	10	PP 12823 Hadley 10 lw units		
WHITTIER	8319 GREENLEAF AVE	90602	8165-014-007		Medium Density Residenti	N/A	7.1	15	0.56	N/A	YES - Current		Pending Project		0	0	17	17	PP 8315 Greenleaf 17 condos		
WHITTIER	8315 GREENLEAF AVE	90602	8165-014-006		Medium Density Residenti	N/A	7.1	15	0.14	N/A	YES - Current		Pending Project		0	0	0	0	PP 8315 Greenleaf 17 condos		
WHITTIER	7941 GREENLEAF AVE	90602	8141-027-036		General Commercial	N/A			0.49	N/A	YES - Current		Pending Project		0	0	17	17	PP 7941 Greenleaf Ave		
WHITTIER	7232 GREENLEAF AVE	90602	8139-033-017		Specific Plan	SP		50	0.16	N/A	YES - Current		Pending Project		0	0	4	4	PP 7232 Greenleaf 4 units		
WHITTIER	6712 WASHINGTON AVE	90601	8139-017-018		Specific Plan	N/A			0.49	N/A	YES - Current		Pending Project		0	0	11	11	PP 6712 Washington 11 units		
WHITTIER	13518 MAR VISTA ST	90602	8142-007-063		High Density Residential	N/A			0.33	N/A	YES - Current		Pending Project		0	0	2	2	PP 13518 Mar Vista		
WHITTIER	8343 COLLEGE AVE	90602	8142-028-037		High Density Residential	N/A			0.91	N/A	YES - Current		Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	30	30	PP 8343 College Ave		
WHITTIER	14021 WHITTIER BLVD	90605	8143-021-024		Specific Plan	N/A			0.62	N/A	YES - Current		Pending Project		0	0	22	22	PP 14021 Whittier Blvd		
WHITTIER	Aurora Crest Dr. east of Mar V	90605	8291-039-008		Hillside Residential	HR	0	3	0.48	Vacant	YES - Current		Available		0	0	1	1	vacant Hillside Res		
WHITTIER	Aurora Crest Dr. at Peterson D	90605	8291-040-002		Hillside Residential	HR	0	3	0.56	Vacant	YES - Current		Available		0	0	2	2	vacant Hillside Res		
WHITTIER	Peterson Dr.south of Aurora C	90605	8291-041-003		Hillside Residential	HR	0	3	0.67	Vacant	YES - Current		Available		0	0	2	2	vacant Hillside Res		
WHITTIER	Aurora Crest Dr. east of Mar V	90605	8291-039-002		Hillside Residential	HR	0	3	0.73	Vacant	YES - Current		Available		0	0	2	2	vacant Hillside Res		
WHITTIER	east end of Aurora Crest Drive	90605	8291-042-016		Hillside Residential	HR	0	3	2.21	Vacant	YES - Current		Available		0	0	7	7	vacant Hillside Res		
WHITTIER	east end of Aurora Crest Drive	90605	8291-042-012		Hillside Residential	HR	0	3	0.34	Vacant	YES - Current		Available		0	0	1	1	vacant Hillside Res		
WHITTIER	Aurora Crest Dr. at Aurora La	90605	8291-040-012		Hillside Residential	HR	0	3	0.42	Vacant	YES - Current		Available		0	0	1	1	vacant Hillside Res		
WHITTIER	Aurora Crest Dr. at Peterson D	90605	8291-043-015		Hillside Residential	HR	0	3	0.98	Vacant	YES - Current		Available		0	0	3	3	vacant Hillside Res		
WHITTIER	Aurora Crest Dr. east of Mar V	90605	8291-038-005		Hillside Residential	HR	0	3	0.60	Vacant	YES - Current		Available		0	0	2	2	vacant Hillside Res		
WHITTIER	east end of Aurora Crest Drive	90605	8291-043-001		Hillside Residential	HR	0	3	0.75	Vacant	YES - Current		Available		0	0	2	2	vacant Hillside Res		
WHITTIER	east end of Aurora Crest Drive	90605	8291-042-015		Hillside Residential	HR	0	3	0.34	Vacant	YES - Current		Available		0	0	1	1	vacant Hillside Res		
WHITTIER	5300 WORKMAN MILL RD	90601	8126-001-035		Hillside Residential	HR	0	3	12.08	Vacant	YES - Current		Available		0	0	36	36	vacant Hillside Res		
WHITTIER	13909 PHILADELPHIA ST	90602	8138-016-900		Hillside Residential	HR	0	3	5.03	Vacant	YES - Current	YES - City-Owned	Available		0	0	15	15	vacant Hillside Res		
WHITTIER	El Paseo Dr at Arbela Dr.	90603	8224-033-014		Low Density Residential	RE 20000	3.1	7	0.65	Vacant	YES - Current		Available		0	0	5	5	vacant LDR		
WHITTIER	La Cuarta St at La Tremolina	90605	8149-022-046		Low Density Residential	RE 20000	3.1	7	0.62	Vacant	YES - Current		Available		0	0	4	4	vacant LDR		
WHITTIER	10201 BEVERLY BLVD	90601	8129-007-001		Low Density Residential	R1 7500	3.1	7	0.39	Vacant	YES - Current		Available		0	0	3	3	vacant LDR		
WHITTIER	Scenic Drive	90601	8126-003-032		Low Density Residential	R1 7500	3.1	7	0.40	Vacant	YES - Current		Available		0	0	3	3	vacant LDR		
WHITTIER	Scenic Drive	90601	8126-006-001		Low Density Residential	R1	3.1	7	0.12	Vacant	YES - Current		Available		0	0	1	1	vacant LDR		
WHITTIER	Scenic Drive	90601	8126-006-002		Low Density Residential	R1	3.1	7	0.13	Vacant	YES - Current		Available		0	0	1	1	vacant LDR		
WHITTIER	Scenic Drive	90601	8126-006-003		Low Density Residential	R1	3.1	7	0.13	Vacant	YES - Current		Available		0	0	1	1	vacant LDR		
WHITTIER	S. Circle Drive	90601	8126-007-007		Low Density Residential	R1	3.1	7	0.51	Vacant	YES - Current		Available		0	0	4	4	vacant LDR		
WHITTIER	S. Circle Drive	90601	8126-007-008		Low Density Residential	R1	3.1	7	0.34	Vacant	YES - Current		Available		0	0	2	2	vacant LDR		
WHITTIER	S. Circle Drive	90601	8126-007-002		Low Density Residential	R1	3.1	7	0.72	Vacant	YES - Current		Available		0	0	5	5	vacant LDR		
WHITTIER	Rideout Way	90601	8126-008-012		Low Density Residential	R1	3.1	7	0.66	Vacant	YES - Current		Available		0	0	5	5	vacant LDR		
WHITTIER	Rideout Way	90601	8126-008-011		Low Density Residential	R1	3.1	7	0.25	Vacant	YES - Current		Available		0	0	2	2	vacant LDR		
WHITTIER	8731 NOGAL AVE	90606	8168-020-011		Low Density Residential	R1 20000	3.1	7	0.54	Vacant	YES - Current		Available		0	0	4	4	vacant LDR		
WHITTIER	Rideout Way	90601	8126-013-010		Low Density Residential	R1	3.1	7	0.21	Vacant	YES - Current		Available		0	0	1	1	vacant LDR		
WHITTIER	Grande Vista Dr	90601	8126-025-002		Low Density Residential	R1	3.1	7	1.13	Vacant	YES - Current		Available		0	0	8	8	vacant LDR		
WHITTIER	Greenleaf Ave.	90601	8126-036-027		Low Density Residential	R1	3.1	7	0.34	Vacant	YES - Current		Available		0	0	2	2	vacant LDR		
WHITTIER	College Ave. south of Franklin	90602	8144-002-037		Low Density Residential	R1	3.1	7	0.21	Vacant	YES - Current		Available		0	0	1	1	vacant LDR		
WHITTIER	Mar VIsta St. east of College A	90602	8144-004-012		Low Density Residential	R1	3.1	7	1.17	Vacant	YES - Current		Available		0	0	8	8	vacant LDR		
WHITTIER	Penn Street north of York Ave	90602	8138-021-031		Low Density Residential	R1 12000	3.1	7	0.40	Vacant	YES - Current		Available		0	0	3	3	vacant LDR		
WHITTIER	Turnbull Canyon Rd.	90601	8137-020-021		Low Density Residential	R1	3.1	7	8.93	Vacant	YES - Current		Available		0	0	63	63	vacant LDR		
WHITTIER	end of Midvale Drive	90602	8138-022-035		Low Density Residential	R1 12000	3.1	7	0.31	Vacant	YES - Current		Available		0	0	2	2	vacant LDR		
WHITTIER	Enramada south of La Cuarta	90605	8148-008-008		Low Density Residential	RE 20000	3.1	7	0.99	Vacant	YES - Current		Available		0	0	7	7	vacant LDR		
WHITTIER	10727 ORANGE GROVE AVE	90601	8129-030-018		Medium Density Residenti	R3	7.1	15	0.17	Vacant	YES - Current		Available		0	0	3	3	vacant MDR		
WHITTIER	Orange Grove Ave.	90601	8129-030-017		Medium Density Residenti	R3	7.1	15	0.13	Vacant	YES - Current		Available		0	0	2	2	vacant MDR		
WHITTIER	8721 SANTA FE SPRINGS RD	90606	8168-022-036		Medium Density Residenti	R1 20000	7.1	15	0.41	Vacant	YES - Current		Available		0	0	6	6	vacant MDR		
WHITTIER	12813 BAILEY ST	90601	8139-005-911	C	Specific Plan	SP		50	0.34	Vacant	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Milton Ave. south of Bailey St	90601	8139-013-901		Specific Plan	SP		50	0.48	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	12802 HADLEY ST	90601	8139-005-910	C	Specific Plan	SP		50	0.39	Vacant	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	12813 BAILEY ST	90601	8139-005-909	C	Specific Plan	SP		50	2.48	Vacant	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - *	75	25	200	300	Uptown SP City Owned Sites		
WHITTIER	6703 COMSTOCK AVE	90601	8139-013-900		Specific Plan	SP		50	0.28	older comm. bldg a	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	6557 COMSTOCK AVE	90601	8139-005-912	C	Specific Plan	SP		50	0.24	Vacant	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Comstock Ave. south of Hadle	90601	8139-005-904	D	Specific Plan	SP		50	0.16	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Comstock Ave. south of Hadle	90601	8139-005-905	D	Specific Plan	SP		50	0.16	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Comstock Ave. south of Hadle	90601	8139-005-906	D	Specific Plan	SP		50	0.22	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Comstock Ave. south of Hadle	90601	8139-005-907	D	Specific Plan	SP		50	0.11	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Comstock Ave. south of Hadle	90601	8139-005-908	D	Specific Plan	SP		50	0.10	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Bright Ave. south of Hadley St	90601	8139-005-902	E	Specific Plan	SP		50	0.10	landscaped walkwa	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Bright Ave. south of Hadley St	90601	8139-005-903	E	Specific Plan	SP		50	0.22	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	6726 GREENLEAF AVE	90601	8139-015-901	G	Specific Plan	SP		50	0.11	driveway and sidew	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	6724 GREENLEAF AVE	90601	8139-015-902	G	Specific Plan	SP		50	0.16	green space, lawn	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	6711 BRIGHT AVE	90601	8139-015-900		Specific Plan	SP		50	0.54	Parking Garage	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Bright Ave. south of Hadley St	90601	8139-004-900	F	Specific Plan	SP		50	0.40	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	Bright Ave. south of Hadley St	90601	8139-004-901	F	Specific Plan	SP		50	0.16	parking lot	YES - Current	YES - City-Owned	Available		0	0	0	0	Uptown SP City Owned Sites		
WHITTIER	12618 PHILADELPHIA ST	90602	8139-026-001		Specific Plan	SP		50	0.16	Vacant	YES - Current		Available		0	3	0	3	vacant Uptown SP small		
WHITTIER	12708 HADLEY ST	90601	8139-007-023	A	Specific Plan	SP		40	0.09	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	2	0	2	vacant Uptown SP small		
WHITTIER	6512 NEWLIN AVE	90601	8139-007-021	A	Specific Plan	SP		40	0.08	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	2	0	2	vacant Uptown SP small		
WHITTIER	6508 NEWLIN AVE	90601	8139-007-022	A	Specific Plan	SP		40	0.16	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	3	0	3	vacant Uptown SP small		
WHITTIER	12714 HADLEY ST	90601	8139-007-024	A	Specific Plan	SP		40	0.07	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	1	0	1	vacant Uptown SP small		
WHITTIER	12900 PHILADELPHIA ST	90602	8139-023-020		Specific Plan	SP		50	0.11	Vacant	YES - Current		Available		0	2	0	2	vacant Uptown SP small		
WHITTIER	7042 COMSTOCK AVE	90602	8139-023-015		Specific Plan	SP		50	0.16	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	3	0	3	vacant Uptown SP small		
WHITTIER	7058 COMSTOCK AVE	90602	8139-023-014		Specific Plan	SP		50	0.15	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	3	0	3	vacant Uptown SP small		
WHITTIER	Philadelphia St at Comstock A	90602	8139-023-028		Specific Plan	SP		50	0.11	Vacant	YES - Current		Available		0	2	0	2	vacant Uptown SP small		
WHITTIER	7055 GREENLEAF AVE	90602	8139-023-022		Specific Plan	SP		50	0.31	Vacant	YES - Current		Available	Used in Two Consecutive Prior Housing Elements - *	0	6	0	6	vacant Uptown SP small		
WHITTIER	7018 GREENLEAF AVE	90602	8139-022-905		Specific Plan	SP		50	0.15	Vacant	YES - Current		Available		0	3	0	3	vacant Uptown SP small		
WHITTIER	7304 PAINTER AVE	90602	8142-003-043		Specific Plan	SP		50	0.31	Vacant	YES - Current		Available		0	9	0	9	vacant Uptown SP small		
WHITTIER	6355 GREENLEAF AVE	90601	8135-012-020		Specific Plan	SP		50	0.96	church lookimg to s	YES - Current		Available		29	0	0	29	Underutilized Uptown SP sites		
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITETYPE	Optional Information2	Optional Information3
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITETYPE	Optional Information2	Optional Information3
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information SITETYPE	Optional Information2	Optional Information3
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Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information SITE TYPE	Optional Information2	Optional Information3
WHITTIER	Whittier Blvd. at Dalman Stret	90603	8150-003-021	0	0	17	0	Shortfall of Sites	0.854948341	Specific Plan	SP	Medium High D	R3	15.1	25	17	Vacant	Vacant	vacant MHDR	YES - Current	
WHITTIER	16360 WHITTIER BLVD	90603	8232-001-010	0	0	12	0	Shortfall of Sites	0.38544127	Specific Plan	SP	High Density R	R4	25.1	35	12	Vacant	Vacant	vacant HDR sma	YES - Current	
WHITTIER	15851 WHITTIER BLVD	90603	8233-015-029	5	0	0	0	Shortfall of Sites	0.143905092	Specific Plan	SP	High Density R	R4	25.1	35	5	Non-Vacant	Office Building	underutilized HD	YES - Current	
WHITTIER	15843 WHITTIER BLVD	90603	8233-015-030	5	0	0	0	Shortfall of Sites	0.147724806	Specific Plan	SP	High Density R	R4	25.1	35	5	Non-Vacant	Residential, 1	underutilized HD	YES - Current	
WHITTIER	15835 WHITTIER BLVD	90603	8233-015-031	5	0	0	0	Shortfall of Sites	0.141027087	Specific Plan	SP	High Density R	R4	25.1	35	5	Non-Vacant	Child care facil	underutilized HD	YES - Current	
WHITTIER	15807 WHITTIER BLVD	90603	8233-015-032	4	0	0	0	Shortfall of Sites	0.12865854	Specific Plan	SP	High Density R	R4	25.1	35	4	Non-Vacant	small commer	underutilized HD	YES - Current	
WHITTIER	15856 WHITTIER BLVD	90603	8231-002-013	8	0	0	0	Shortfall of Sites	0.25980286	Specific Plan	SP	High Density R	R4	25.1	35	8	Non-Vacant	Commercial - s	underutilized HD	YES - Current	
WHITTIER	15844 WHITTIER BLVD	90603	8231-002-007	22	0	0	0	Shortfall of Sites	0.682569288	Specific Plan	SP	High Density R	R4	25.1	35	22	Non-Vacant	Antique store i	underutilized HD	YES - Current	
WHITTIER	15900 WHITTIER BLVD	90603	8231-002-018	39	0	0	0	Shortfall of Sites	1.229103742	Specific Plan	SP	High Density R	R4	25.1	35	39	Non-Vacant	Furniture store	underutilized HD	YES - Current	
WHITTIER	16010 WHITTIER BLVD	90603	8231-004-042	22	0	0	0	Shortfall of Sites	0.685936455	Specific Plan	SP	High Density R	R4	25.1	35	22	Non-Vacant	Service station	underutilized HD	YES - Current	
WHITTIER	10426 VIRGINIA AVE	90603	8231-004-043	18	0	0	0	Shortfall of Sites	0.568410252	Specific Plan	SP	High Density R	R4	25.1	35	18	Non-Vacant	Auto repair sho	underutilized HD	YES - Current	
WHITTIER	16143 WHITTIER BLVD	90603	8233-012-042	38	0	0	0	Shortfall of Sites	1.180866549	Specific Plan	SP	High Density R	R4	25.1	35	38	Non-Vacant	Office building	underutilized HD	YES - Current	
WHITTIER	16201 WHITTIER BLVD	90603	8233-012-041	13	0	0	0	Shortfall of Sites	0.403648715	Specific Plan	SP	High Density R	R4	25.1	35	13	Non-Vacant	Real estate off	underutilized HD	YES - Current	
WHITTIER	16503 WHITTIER BLVD	90603	8233-004-035	14	0	0	0	Shortfall of Sites	0.422491261	Specific Plan	SP	High Density R	R4	25.1	35	14	Non-Vacant	Restaurant and	underutilized HD	YES - Current	
WHITTIER	16453 WHITTIER BLVD	90603	8233-004-034	15	0	0	0	Shortfall of Sites	0.457387988	Specific Plan	SP	High Density R	R4	25.1	35	15	Non-Vacant	Small office blo	underutilized HD	YES - Current	
WHITTIER	16310 WHITTIER BLVD	90603	8232-001-035	46	0	0	0	Shortfall of Sites	1.438074002	Specific Plan	SP	High Density R	R4	25.1	35	46	Non-Vacant	strip center off	underutilized HD	YES - Current	
WHITTIER	16330 WHITTIER BLVD	90603	8232-001-036	19	0	0	0	Shortfall of Sites	0.590782271	Specific Plan	SP	High Density R	R4	25.1	35	19	Non-Vacant	Store and park	underutilized HD	YES - Current	
WHITTIER	16435 WHITTIER BLVD	90603	8233-004-033	33	0	0	0	Shortfall of Sites	1.020789448	Specific Plan	SP	High Density R	R4	25.1	35	33	Non-Vacant	Frmr restaurant	underutilized HD	YES - Current	
WHITTIER	16269 WHITTIER BLVD	90603	8233-012-019	30	0	0	0	Shortfall of Sites	0.932029772	Specific Plan	SP	High Density R	R4	25.1	35	30	Non-Vacant	Former store b	underutilized HD	YES - Current	
WHITTIER	16051 WHITTIER BLVD	90603	8233-014-017	62	0	0	0	Shortfall of Sites	1.930082766	Specific Plan	SP	High Density R	R4	25.1	35	62	Non-Vacant	older Joannes	underutilized HD	YES - Current	
WHITTIER	16511 WHITTIER BLVD	90603	8233-004-036	27	0	0	0	Shortfall of Sites	0.837476986	Specific Plan	SP	High Density R	R4	25.1	35	27	Non-Vacant	Older strip, sto	underutilized HD	YES - Current	
WHITTIER	16347 WHITTIER BLVD	90603	8233-009-021	17	0	0	0	Shortfall of Sites	0.533539725	Specific Plan	SP	High Density R	R4	25.1	35	17	Non-Vacant	Small restaura	underutilized HD	YES - Current	
WHITTIER	16262 WHITTIER BLVD	90603	8232-001-038	132	0	0	0	Shortfall of Sites	4.130532283	Specific Plan	SP	High Density R	R4	25.1	35	132	Non-Vacant	Strip shopping	underutilized HD	YES - Current	
WHITTIER	12719 OAK ST	90602	8165-011-045	1	0	0	0	Shortfall of Sites	0.039274017	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	1	Non-Vacant	parking for boa	underutilized MI	YES - Current	
WHITTIER	Whittier Blvd. at Milton Ave.	90602	8165-011-046	3	0	0	0	Shortfall of Sites	0.194427724	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	3	Non-Vacant	parking for boa	underutilized MI	YES - Current	
WHITTIER	12724 WHITTIER BLVD	90602	8165-011-038	5	0	0	0	Shortfall of Sites	0.337148761	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	5	Non-Vacant	boarded up off	underutilized MI	YES - Current	
WHITTIER	8825 CALMADA AVE	90605	8161-020-012	11	0	0	0	Shortfall of Sites	0.759596943	Specific Plan	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	11	Non-Vacant	Machine shop	underutilized MI	YES - Current	
WHITTIER	14116 WHITTIER BLVD	90605	8161-020-007	7	0	0	0	Shortfall of Sites	0.454884174	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	7	Vacant	Vacant	vacant MU 1	YES - Current	
WHITTIER	14128 WHITTIER BLVD	90605	8161-020-006	3	0	0	0	Shortfall of Sites	0.169935789	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	3	Vacant	Vacant	vacant MU 1	YES - Current	
WHITTIER	14136 WHITTIER BLVD	90605	8161-020-005	7	0	0	0	Shortfall of Sites	0.44512435	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	7	Vacant	Vacant	vacant MU 1	YES - Current	
WHITTIER	14608 WHITTIER BLVD	90603	8150-003-001	9	0	0	0	Shortfall of Sites	0.576622729	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	9	Non-Vacant	Older multi ten	underutilized MI	YES - Current	
WHITTIER	14618 WHITTIER BLVD	90603	8150-003-010	4	0	0	0	Shortfall of Sites	0.250765045	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	4	Non-Vacant	Store in older S	underutilized MI	YES - Current	
WHITTIER	14628 WHITTIER BLVD	90603	8150-003-022	15	0	0	0	Shortfall of Sites	0.997649161	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	15	Non-Vacant	Older multi ten	underutilized MI	YES - Current	
WHITTIER	14706 WHITTIER BLVD	90603	8150-004-019	3	0	0	0	Shortfall of Sites	0.213191182	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	3	Non-Vacant	Auto shop	underutilized MI	YES - Current	
WHITTIER	14706 WHITTIER BLVD	90603	8150-004-017	10	0	0	0	Shortfall of Sites	0.654601978	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	10	Non-Vacant	Older multi ten	underutilized MI	YES - Current	
WHITTIER	14724 WHITTIER BLVD	90603	8150-004-001	3	0	0	0	Shortfall of Sites	0.192092029	Specific Plan	SP	MU1 - Mixed U	MU1 - Mixed Use	20	30	3	Non-Vacant	Older office blo	underutilized MI	YES - Current	
WHITTIER	14124 LAMBERT RD	90605	8162-023-006	13	0	0	0	Shortfall of Sites	0.843205207	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	13	Non-Vacant	Older grocery,	underutilized MI	YES - Current	
WHITTIER	14132 LAMBERT RD	90605	8162-023-005	10	0	0	0	Shortfall of Sites	0.664186875	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	10	Non-Vacant	Older grocery,	underutilized MI	YES - Current	
WHITTIER	10225 COLIMA RD	90603	8151-009-010	0	0	5	0	Shortfall of Sites	0.356182025	General Commercial	C2 T	MU1 - Mixed U	MU1 - Mixed Use	20	30	5	Non-Vacant	Parking in T zo	underutilized MI	YES - Current	
WHITTIER	10221 COLIMA RD	90603	8151-009-015	0	0	2	0	Shortfall of Sites	0.132313257	General Commercial	C2 T	MU1 - Mixed U	MU1 - Mixed Use	20	30	2	Non-Vacant	Parking in T zo	underutilized MI	YES - Current	
WHITTIER	10211 COLIMA RD	90603	8151-009-021	0	0	1	0	Shortfall of Sites	0.090825049	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	1	Non-Vacant	Liquor store, p	underutilized MI	YES - Current	
WHITTIER	10207 COLIMA RD	90603	8151-009-020	0	0	2	0	Shortfall of Sites	0.164812714	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	2	Non-Vacant	Liquor store, p	underutilized MI	YES - Current	
WHITTIER	10203 COLIMA RD	90603	8151-009-012	0	0	1	0	Shortfall of Sites	0.03951987	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	1	Non-Vacant	Liquor store, p	underutilized MI	YES - Current	
WHITTIER	10201 COLIMA RD	90603	8151-009-011	0	0	1	0	Shortfall of Sites	0.045339285	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	1	Non-Vacant	Liquor store, p	underutilized MI	YES - Current	
WHITTIER	11119 1ST AVE	90603	8231-038-017	37	0	0	0	Shortfall of Sites	2.482559386	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	37	Non-Vacant	older strip cent	underutilized MI	YES - Current	
WHITTIER	11201 1ST AVE	90603	8231-038-018	27	0	0	0	Shortfall of Sites	1.819174795	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	27	Non-Vacant	Banquet hall in	underutilized MI	YES - Current	
WHITTIER	16170 LEFFINGWELL RD	90603	8231-038-007	7	0	0	0	Shortfall of Sites	0.441377748	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	7	Non-Vacant	Small multi ten	underutilized MI	YES - Current	
WHITTIER	11207 1ST AVE	90603	8231-038-019	12	0	0	0	Shortfall of Sites	0.778978163	General Commercial	C2	MU1 - Mixed U	MU1 - Mixed Use	20	30	12	Non-Vacant	Small multi ten	underutilized MI	YES - Current	
WHITTIER	12310 PENN ST	90602	8141-001-004	65	0	0	0	Shortfall of Sites	2.169345873	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	65	Non-Vacant	multi tenant an	underutilized MI	YES - Current	
WHITTIER	12353 WHITTIER BLVD	90602	8141-002-004	32	0	0	0	Shortfall of Sites	1.065776728	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	32	Non-Vacant	Older auto use	underutilized MI	YES - Current	
WHITTIER	15214 WHITTIER BLVD	90603	8225-035-023	80	0	0	0	Shortfall of Sites	2.652257564	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	80	Non-Vacant	Goodwill store	underutilized MI	YES - Current	
WHITTIER	Whittier Blvd. west of Scott Ave.	90603	8225-035-029	10	0	0	0	Shortfall of Sites	0.345655585	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	10	Non-Vacant	Goodwill parki	underutilized MI	YES - Current	
WHITTIER	15230 WHITTIER BLVD	90603	8225-035-022	23	0	0	0	Shortfall of Sites	0.753829685	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	23	Non-Vacant	Auto storage o	underutilized MI	YES - Current	
WHITTIER	15250 WHITTIER BLVD	90603	8225-035-025	16	0	0	0	Shortfall of Sites	0.518929189	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	16	Non-Vacant	Dollar Yes stor	underutilized MI	YES - Current	
WHITTIER	725 WHITTIER SQ	90602	8141-002-904	15	0	0	0	Shortfall of Sites	0.511337052	Specific Plan	SP	MU2 - Mixed U	MU2 - Mixed Use	25	40	15	Vacant	Vacant city owi	vacant MU 2	YES - Current	YES - City-Owned
WHITTIER	12443 LAMBERT RD	90606	8170-034-005	9	0	0	0	Shortfall of Sites	0.277293261	Admin/Professional Comme	M	MU3 - Mixed U	MU3 - Mixed Use	25	40	9	Non-Vacant	Residential, 2	underutilized MI	YES - Current	
WHITTIER	12447 LAMBERT RD	90606	8170-034-006	8	0	0	0	Shortfall of Sites	0.254741866	Admin/Professional Comme	M	MU3 - Mixed U	MU3 - Mixed Use	25	40	8	Non-Vacant	Light Manufact	underutilized MI	YES - Current	
WHITTIER	12451 LAMBERT RD	90606	8170-034-007	5	0	0	0	Shortfall of Sites	0.14394251	Admin/Professional Comme	M	MU3 - Mixed U	MU3 - Mixed Use	25	40	5	Non-Vacant	Residential, 2	underutilized MI	YES - Current	
WHITTIER	12459 LAMBERT RD	90606	8170-034-008	3	0	0	0	Shortfall of Sites	0.090134845	Admin/Professional Comme	M	MU3 - Mixed U	MU3 - Mixed Use	25	40	3	Non-Vacant	Auto shop	underutilized MI	YES - Current	
WHITTIER	12519 LAMBERT RD	90606	8170-036-001	6	0	0	0	Shortfall of Sites	0.175359578	General Commercial	CO	MU3 - Mixed U	MU3 - Mixed Use	25	40	6	Non-Vacant	Residential, 2	underutilized MI	YES - Current	
WHITTIER	12525 LAMBERT RD	90606	8170-036-002	7	0	0	0	Shortfall of Sites	0.205463271	General Commercial	CO	MU3 - Mixed U	MU3 - Mixed Use	25	40	7	Non-Vacant	Residential, 1	underutilized MI	YES - Current	
WHITTIER	12533 LAMBERT RD	90606	8170-036-003	7	0	0	0	Shortfall of Sites	0.208515979	General Commercial	CO	MU3 - Mixed U	MU3 - Mixed Use	25	40	7	Non-Vacant	Residential, 1	underutilized MI	YES - Current	
WHITTIER	12402 WASHINGTON BLVD	90606	8170-034-010	16	0	0	0	Shortfall of Sites	0.505692432	Specific Plan	C2	MU3 - Mixed U	MU3 - Mixed Use	25	40	16	Non-Vacant	restaurant	underutilized MI	YES - Current	
WHITTIER	12402 WASHINGTON BLVD	90606	8170-034-011	37	0	0	0	Shortfall of Sites	1.153361953	Specific Plan	C2	MU3 - Mixed U	MU3 - Mixed Use	25	40	37	Non-Vacant	restaurant park	underutilized MI	YES - Current	
WHITTIER	15320 WHITTIER BLVD	90603	8230-001-002	67	0	0	0	Shortfall of Sites	2.08037784	Specific Plan	C2	MU3 - Mixed U	MU3 - Mixed Use	25	40	67	Non-Vacant	Older strip cen	underutilized MI	YES - Current	
WHITTIER	12560 WHITTIER BLVD	90606	8170-030-015	127	0	0	0	Shortfall of Sites	3.961731646	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	127	Non-Vacant	Shopping cent	underutilized MI	YES - Current	
WHITTIER	15466 WHITTIER BLVD	90603	8230-028-048	0	0	0	0	Shortfall of Sites	1.095487137	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15610 WHITTWOOD LN	90603	8230-028-061	0	0	0	0	Shortfall of Sites	1.291997125	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15498 WHITTIER BLVD	90603	8230-028-049	0	0	0	0	Shortfall of Sites	1.220311744	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15610 WHITTIER BLVD	90603	8230-029-003	0	0	0	0	Shortfall of Sites	0.448127176	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	10509 SANTA GERTRUDES AVE	90603	8230-029-011	0	0	0	0	Shortfall of Sites	1.15721122	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15600 WHITTIER BLVD	90603	8230-029-004	0	0	0	0	Shortfall of Sites	0.491149104	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	10445 SANTA GERTRUDES AVE	90603	8230-029-010	0	0	0	0	Shortfall of Sites	3.144282658	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	10125 WHITTWOOD DR	90603	8230-028-053	0	0	0	0	Shortfall of Sites	1.985396463	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15560 WHITTIER BLVD	90603	8230-029-002	0	0	0	0	Shortfall of Sites	1.169298064	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15618 WHITTWOOD LN	90603	8230-029-020	0	0	0	0	Shortfall of Sites	3.889909436	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15614 WHITTWOOD LN	90603	8230-029-015	0	160	160	962	Shortfall of Sites	11.24353299	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	1282	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15740 WHITTWOOD LN	90603	8230-029-008	0	0	0	0	Shortfall of Sites	0.733331633	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15740 WHITTWOOD LN	90603	8230-029-007	0	0	0	0	Shortfall of Sites	0.315626821	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15600 WHITTWOOD LN	90603	8230-028-054	0	0	0	0	Shortfall of Sites	9.291114304	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15740 WHITTWOOD LN	90603	8230-029-019	0	0	0	0	Shortfall of Sites	10.17612305	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	15602 WHITTWOOD LN	90603	8230-028-062	0	0	0	0	Shortfall of Sites	5.739690652	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	Whittwood Site	YES - Current	
WHITTIER	8330 PAINTER AVE	90605	8164-001-086	0	0	0	0	Shortfall of Sites	0.281654439	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	8330 PAINTER AVE	90605	8164-001-084	0	0	0	0	Shortfall of Sites	1.337671332	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13400 WHITTIER BLVD	90605	8164-001-087	0	0	0	0	Shortfall of Sites	3.016064865	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13400 WHITTIER BLVD	90605	8164-001-085	0	0	0	0	Shortfall of Sites	1.938724139	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13400 WHITTIER BLVD	90605	8164-001-092	0	0	0	0	Shortfall of Sites	0.77194527	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13502 WHITTIER BLVD	90605	8164-001-083	79	0	330	330	Shortfall of Sites	21.2786082	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	739	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13440 WHITTIER BLVD	90605	8164-001-088	0	0	0	0	Shortfall of Sites	1.047525087	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13500 WHITTIER BLVD	90605	8164-001-090	0	0	0	0	Shortfall of Sites	0.473449547	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13580 WHITTIER BLVD	90605	8164-001-091	0	0	0	0	Shortfall of Sites	0.650915092	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	0	Non-Vacant	commercial ce	The Quad Site	YES - Current	
WHITTIER	13241 WHITTIER BLVD	90602	8142-033-068	87	0	0	0	Shortfall of Sites	3.641203543	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	87	Non-Vacant	commercial ce	Big Lots site	YES - Current	
WHITTIER	11825 WHITTIER BLVD	90601	8140-007-059	0	0	179	179	Shortfall of Sites	14.91557676	Specific Plan	SP	MU3 - Mixed U	MU3 - Mixed Use	25	40	358	Non-Vacant	commercial ce	Whittier Market	YES - Current	
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Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
Hillside Residential	Single Family Residential
R-1 12000	Single Family Residential
R-1 20000	Single Family Residential
R-1 7500	Single Family Residential
R3	Single Family and Multi Family Residential
RE 20000	Single Family Residential
Specific Plan	Various

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	WHITTIER
Housing Element Cycle	6th
Contact Information	
First Name	Sonya
Last Name	Lui
Title	Principal Planner
Email	slui@cityofwhittier.org
Phone	(562) 567-9320
Mailing Address	
Street Address	13230 Penn Street
City	Whittier
Zip Code	90602