

8.12 Unincorporated North Whittier

A. INTRODUCTION

Unincorporated North Whittier is a 124-acre unincorporated community located in the west part of the Planning Area. The community is bounded by the San Jose Creek to the north, San Gabriel River to the east, and the City of Industry, the unincorporated community of Pellissier Village, and the Union Pacific Railroad line to the south. The community has two freeways running through it, I-605 and SR-60, as well as the extensive freeway interchange between the two. The area was largely used for ranching and agriculture until the mid-20th century when land in the area was annexed for industry and subdivided for housing.

B. COMMUNITY CHALLENGES AND OPPORTUNITIES

The following presents a summary of challenges and opportunities learned from community feedback and an analysis of existing conditions in the community (see **Table UNW-1, Unincorporated North Whittier Challenges and Opportunities**). These challenges and opportunities serve to inform the preparation of community-specific land use, zoning, policies, and programs for unincorporated North Whittier.

TABLE UNW-1 Unincorporated North Whittier Challenges and Opportunities

1. Access and Walkability

Freeway Adjacency Impacts. Unincorporated North Whittier is bisected by two major freeways, I-605 and SR-60, as well as the extensive freeway interchange between the two. This divides the community into four separate areas, which is a major challenge for creating a sense of community cohesion.

Auto-Dependency. The nature of the street network—with many neighborhood blocks terminating in cul-de-sacs, and lack of sidewalks and mixed uses—has increased automobile reliance, exacerbating air quality, pollution, and noise.

TABLE UNW-1 Unincorporated North Whittier Challenges and Opportunities

Walkability. The residential area off of Cambray Drive does not contain sidewalks. Sidewalks in the area are frequently interrupted by driveways designed for large trucks. Pedestrian crossing infrastructure, though present in the area at specific intersections, are designed to maximize car throughput and thus only allow crossings on specific corners. The industrial nature of development and infrastructure in the area, along with the presence of freeways, creates an uninviting walking environment with little tree cover and minimal pedestrian amenities. Under these conditions, there are few destinations in the area that are realistically accessible by walking.

Workman Mill Road. Unincorporated North Whittier has access to the San Jose Creek Trail via Workman Mill Road, as the street crosses over the creek and into the unincorporated community of Avocado Heights. Workman Mill Road is the primary road used to access the residential areas in unincorporated North Whittier. The commercially designated area located at its intersection with Whittier Woods Drive could be a target for more diversified commercial uses to service both employees and residents in the community. This area is also easily accessed by the river trail to the north and east.

2. Incompatible Uses

Land Uses. The collection of uses in unincorporated North Whittier are varied and could be incompatible with existing residential areas. These uses include important government infrastructure, freeways, and railroad rights-of-way. New housing is not advisable in this area because of the lack of available community services and proximity to intensive infrastructure, like freeways, which can cause harmful health impacts. There is also the Union Pacific Railroad line that runs along the southern edge of the two residential parts of the community, which can contribute to traffic and noise impacts.

Sensitive Uses. Areas within 500 feet of a freeway should be avoided for sensitive land uses. Due to the prevalence of two freeways and a heavy interchange, that may preclude opportunities for residential land uses in this area.

3. Parks and Trails

San Jose Creek Trail. The nearby San Jose Creek Trail, along an existing flood control channel, provides connections to the San Gabriel River Trail. An important piece of the San Gabriel Valley Greenway Network, this trail can connect residents to major regional destinations. Where feasible, new pedestrian infrastructure in the area should be oriented toward enhancing connections to the San Jose Creek Trail.

Parks Needs. Based on the 2016 Parks Needs Assessment, about 1.4 acres of parkland is provided per 1,000 residents, below County averages of 3.3 acres/1,000. About 43% of residents have moderate park needs, primarily concentrated in the south neighborhoods.

Land Use

The **Unincorporated North Whittier Land Use Map**, found in Appendix E, *Land Use Maps*, presents land use designations and establishes the general location and diversity of each land use in unincorporated North Whittier.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for unincorporated North Whittier, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Sustainable Growth Patterns

See Land Use Policy LU-1.2.

Policy UNW-1

Policy UNW-1: Complete Communities. Enhance community access, connectivity, services, and amenities within walking distance of residential neighborhoods with multi-use pathways. Focus amenities and services along Workman Mill Road.

VS 2 – Diverse, Walkable Communities

See Land Use Policy LU-3.11.

Policy UNW-2

COMMERCIAL CENTERS AND CORRIDORS

Policy UNW-2: Commercial Use Flexibility. Target the commercial area located at the intersection of Workman Mill Road and Whittier Woods Drive for more diversified commercial uses to service both employees and residents in the community. This area is also easily accessed by the San Gabriel River Trail to the north and east.



PARKS, OPEN SPACES, AND TRAILS

Policy UNW-3: Enhance San Jose Creek Trail. Enhance both access and improvements to the San Jose Creek Trail, which provides connections to the San Gabriel River Trail and can connect residents to major regional destinations, thereby reducing reliance on automobiles.

VS 3 – Connected and Active Communities

Policy UNW-4: Safe, Continuous Sidewalks. Provide safe, continuous, and well-maintained sidewalks throughout the community. As a disadvantaged community, prioritize sidewalk improvements where many residents must rely on walking to access transit, services, and jobs.

Policy UNW-5: Trail Connections. Where feasible, new pedestrian infrastructure in the area should be oriented toward enhancing connections to the San Jose Creek Trail.

VS 6 – Sustainable Built and Natural Environment

Policy UNW-6: Sensitive Uses. Avoid development of new sensitive uses within 500 feet of SR-60 and I-605.