



## **UWIA Land Use Committee Meeting Announcement**

On September 16, 2021, Governor Newsom signed AB361, which allows board members / committee members to vote to continue to attend publicly announced meetings telephonically while California is in a declared state of emergency. Effective May 31, 2022, the Executive Committee voted to extend the provisions of AB361 for Board and committee meetings for another 30 days (extended through July 2, 2022). Please be advised that some, or all, Land Use Committee members may attend this meeting telephonically.

Consistent with provisions of AB361, a physical location from which members of the public may observe the meeting or offer public comment will not be made available. GM Properties will not be open to the public for this meeting; however public comment on the attached agenda can be provided via email at [info@uwia.org](mailto:info@uwia.org).

Please submit public comments and questions at least one hour before the start of the meeting to ensure the Land Use Committee members receive them in time to view them at the meeting.

### **Uptown Whittier Improvement Association Land Use Committee**

**Tuesday, June 14, 2022, 8:30 a.m.**

at GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602

**HYBRID / TELECONFERENCE**

#### **Current List of UWIA Land Use Committee Members:**

Ginny Ball, Trese Childs, Ben Greer, Ben Pongetti and Frank Rinaldi (Committee Chair)

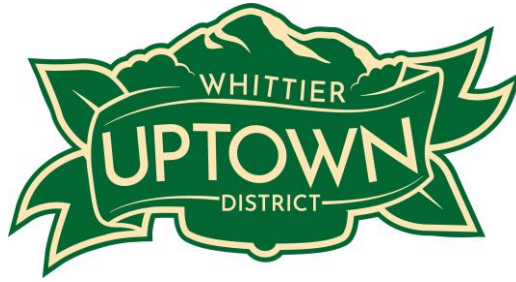
#### **Land Use Committee Mission**

To have The Uptown District function as the City of Whittier's vibrant urban center, providing a diversity of economic, residential, and cultural opportunities. Uptown should be a place to work, shop, live, and play, with convenient access by foot, bicycle, and transit, as well as by car. Physical and economic growth will support this role and respect the numerous resources of historical and cultural significance that contribute to Uptown's unique identity.

---

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

c/o GM Properties ■ 13305 Penn Street, Suite 200 ■ Whittier, CA 90602  
P (562) 697-5000 ■ F (562) 693-2126  
[info@uwia.org](mailto:info@uwia.org) ■ [www.uwia.org](http://www.uwia.org)



## **AGENDA Items**

1. **Call to Order:** **Frank Rinaldi, Land Use Chair**
2. **Roll Call:** **Brent or Stephanie**
3. **Public Comment (REITERATION OF NEW BOARD POLICY WHEREBY PUBLIC COMMENTS ON ANY AGENDA ITEM ARE LIMITED TO TWO MINUTES)** **Frank Rinaldi**

The public is invited to address the Land Use Committee regarding any item of business. Speakers must limit their comments to two minutes. Pursuant to State law, the Committee cannot take action or express a consensus of approval or disapproval on any oral communications which do not appear on the printed agenda.

Announced policy and informed guests that exception will be made for important and complicated items
4. **Approval of the May 10, 2022, Land Use Committee Minutes** **Action Item**
5. **Update on 52-unit apartment complex at the SW corner of Philadelphia and Comstock**
6. **Update on people mover project, if any new meetings have occurred**
7. **Discuss the ability of property owners to do cosmetic improvements to their building should the permit process be less restrictive and fees reduced or waived**
8. **Other Committee items**
9. **Next Land Use Committee meeting date: July 12, 2022, at 8:30 a.m., at GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically (Land Use Committee meetings will be held the 2<sup>nd</sup> Tuesday of each month)**
10. **Adjournment:** \_\_\_\_\_

### **BROWN ACT:**

*Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at the Whittier Train Depot, at the meeting location designated for the Board or Committee meeting and on their website [www.uwia.org](http://www.uwia.org). Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Brent Haskell [brent@gmpropertiesinc.com](mailto:brent@gmpropertiesinc.com) or Stephanie Shamp [stephanie@gmpropertiesinc.com](mailto:stephanie@gmpropertiesinc.com) of GM Properties at (562) 697-5000.*



**Uptown Whittier Improvement Association  
Land Use Committee  
GM Properties  
13305 Penn Street, Suite 200, Whittier, CA 90602  
**TELECONFERENCE MEETING**  
Tuesday, May 10, 2022, 8:30 a.m. Meeting Minutes**

**Present:** Frank Rinaldi (Committee Chair), Ginny Ball, Trese Childs, and Ben Pongetti

**Absent:** Ben Greer

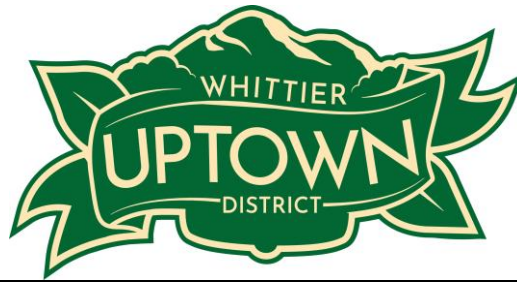
**Guests:**

**Consultant:** Brent Haskell and Stephanie Shamp – GM Properties

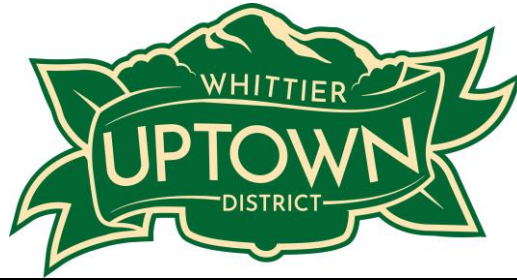
**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order</b>	Brent Haskell called the meeting to order at 8:41 a.m.	<b>1. No Action Taken</b>
<b>2. Roll Call</b>	Brent Haskell took roll call.	<b>2. No Action Taken</b>
<b>3. Public Comment</b>	Brent Haskell stated no public comments were received via email.	<b>3. No Action Taken</b>
<b>4. Approval of the April 12, 2022 Land Use Committee Meeting Minutes</b>	Corrections need to be made as follows:	<b>4. Ginny Ball Motioned to Approve the April 12, 2022 Land Use Committee Meeting Minutes. Trese Childs 2<sup>nd</sup>. Ben Pongetti Approved. All in Favor. Motioned Passed.</b>
<b>5. Update on the Progress of the</b>	Ben Pongetti stated no significant update. Selection in March with exclusive	<b>5. No Action Taken</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p><b>Former Alpha Beta Site and the Surrounding Sites – Ben Pongetti</b></p>	<p>negotiation agreement to develop. Council planned a six-month term to complete negotiations. The scope included up to 344 housing units, 229 are ownership units, and 115 are rental units with additional rooftop incorporated into the plans. Working thru the process. Further discussion on parking product type consisting of five stories with lower parking and with elevator service. It is in the conception process. Rental parking was also discussed. It is dependent upon the funding of transit improvements. It is viable to receive HSC money to help complete the infrastructure and transit, which the State encourages. Ginny Ball asked if the money will be used over time if given. Ben Pongetti replied he believes it is up to three years. The City wants the project to be sculpted to use the most dollars and to get an award.</p>	
<p><b>6. Update on the People Mover Project and Meeting – Ben Pongetti</b></p>	<p>Ben Pongetti stated the consultant is on board. Looking for feedback from Council in order to move forward. Further discussion on number of stops and locations, the surveyor to provide ridership cost. A question was asked about the prior failed trolley to which Ben replied, it is unknown if it is taken into consideration.</p>	<p><b>6. No Action Taken</b></p>
<p><b>7. Other Committee Items</b></p>	<p>Ben Pongetti announced on Thursday, May 12<sup>th</sup> that the design and review team will be considering a 52 unit apartment complex on Comstock Avenue &amp; Philadelphia Street at the vacant medical building. The process is at the 1<sup>st</sup> step, which is the public part of the process.</p>	<p><b>7. No Action Taken</b></p>



	<p>There is a small community meeting that will have a rendering, elevation, and flooring plans. The meeting will be both virtual and in person. The 52 unit is four stories, with a more contemporary design, containing studios, 1 bedrooms, and 2 bedrooms with the average size of 868 square feet. Further discussion about Council Member Octavio Cesar Martinez being invited to UWIA Board meetings and accepting. Ginny Ball stated the Tea and Fashion Show held on April 30<sup>th</sup> was very successful with 120 people in attendance. Some guests made reservations for next year.</p>	
<b>8. Next Land Use Meeting</b>	<p>The next regularly scheduled meeting will be (on the 2<sup>nd</sup> Tuesday of each month) Tuesday, June 14, 2022, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.</p>	<b>8. No Action Taken</b>
<b>9. Adjournment</b>	<p>The meeting was adjourned at 9:15 a.m.</p>	<b>9. No Action Taken</b>

Minutes were taken by Brent Haskell and Stephanie Shamp with GM Properties.