



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 June 28, 2022, the Executive Committee voted to extend the provisions of AB361 for Board and committee meetings for another 30 days (extended through August 1, 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.

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, July 12, 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 ■ 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 June 14, 2022, Land Use Committee Minutes** *Action Item*
5. **Discuss City Council decision regarding the Greenleaf Promenade**
6. **Continue discussion / follow up on the ability of property owners to do cosmetic improvements to their building should the permit process be less restrictive and fees reduced or waived**
7. **Other Committee items**
8. **Next Land Use Committee meeting date: August 9, 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 2nd Tuesday of each month)**
9. **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. 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 or Stephanie Shamp 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, June 14, 2022, 8:30 a.m. Meeting Minutes**

Present: Frank Rinaldi (Committee Chair), Ginny Ball, Ben Greer, and Ben Pongetti

Absent: Trese Childs

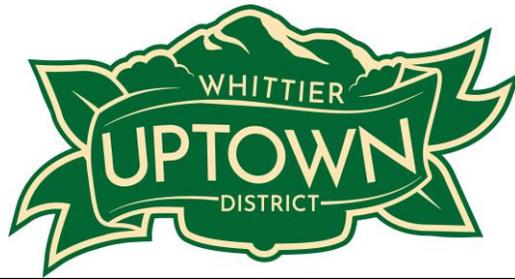
Guests:

Consultant: Brent Haskell and Stephanie Shamp – GM Properties

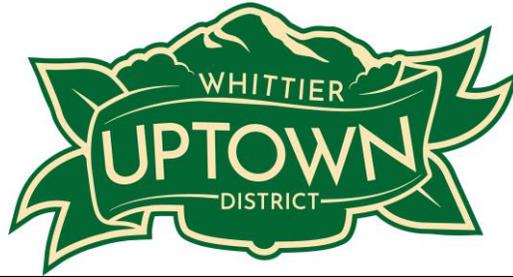
MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	Frank Rinaldi called the meeting to order at 8:32 a.m.	1. No Action Taken
2. Roll Call	Brent Haskell took roll call.	2. No Action Taken
3. Public Comment	Brent Haskell stated no public comments were received via email.	3. No Action Taken
4. Approval of the May 10, 2022 Land Use Committee Meeting Minutes	Corrections need to be made as follows:	4. Ben Pongetti Motioned to Approve the May 10, 2022 Land Use Committee Meeting Minutes. Frank Rinaldi 2nd. All in Favor. Motioned Passed.
5. Update on the 52-Unit Apartment	The site that was formerly a bank and a medical building. The building is 70,000sf,	5. No Action Taken

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>Complex at the SW Corner of Philadelphia & Comstock – Ben Pongetti</p>	<p>with each unit between 600 & 1,300 sf. The site is 8 acres. This development is coupled with the Ficus tree removal which is impeding access/pathway. If the arborist were to cut back the trees they will not be salvaged. There are to be 8 studios, 33 one-bedrooms, 11 two bedrooms, and 2 roof decks. It is expected to go back to the Planning Commission on July 18th. There are lofts on the 4th floor. Reducing standards for parking for the studio and the one-bedrooms. There are to be 90 parking spaces including tandem parked garages and the common/public parking area is considered.</p>	
<p>6. Update on the People Mover Project and Meeting – Ben Pongetti</p>	<p>No movement at this time. Hopefully back to City Council on June 28th. The item has been pushed back due to full Agendas.</p>	<p>6. No Action Taken</p>
<p>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 – Frank Rinaldi</p>	<p>Frank Rinaldi started the discussion by stating this conversation is not intended to be disrespectful but the current process is restrictive for property owners concerning maintenance. It is not beneficial to the property owners and the City. It is aggravating waiting 3 or 4 weeks to paint a building the same color and does not see a need for a Design Review Board process for approval to only repaint the same color. Ben Pongetti acknowledged the largest impediment and instructed Frank to present to the Council and request to waive fees in certain areas. Frank asked Ben Pongetti if he can outline the process that is in place. Frank cannot pinpoint the stumbling blocks. Frank stated he does not understand the process, why it is what</p>	<p>7. No Action Taken</p>



	<p>it is, and is hoping to streamline. Ben Pongetti will map out the process more clearly and will streamline it. Frank asked if all of uptown is included in this process. Ben Pongetti replied Council created a list including some buildings more historical than others. Frank stated if any person or department needs to discuss with him directly to advise and Frank will set up a meeting. Ben Pongetti will advise if need be.</p>	
<p>8. Other Committee Items</p>	<p>Ben Pongetti announced he is no longer interim director. Ben is now Director of Community Development. Congratulations extended.</p> <p>Ben Pongetti announced the Promenade is going before the Council tonight at the meeting with three options consisting of one option from 2019, one option from 2020 with artificial grass; and one option is to open the Promenade. The Ficus trees were discussed. It was recommended for any interested parties to access the City website.</p>	<p>8. No Action Taken</p>
<p>9. Next Land Use Meeting</p>	<p>The next regularly scheduled meeting will be (on the 2nd Tuesday of each month) Tuesday, July 12, 2022, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.</p>	<p>9. No Action Taken</p>
<p>10. Adjournment</p>	<p>The meeting was adjourned at 9:07 a.m.</p>	<p>10. No Action Taken</p>

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