



## **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 July 26, 2022, the Executive Committee voted to extend the provisions of AB361 for Board and committee meetings for another 30 days (extended through August 31, 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, August 9, 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.

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UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

c/o GM Properties ■ 13305 Penn Street, Suite 200 ■ Whittier, CA 90602  
P (562) 697-5000 ■ F (562) 693-2126  
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## AGENDA Items

1. **Call to Order:** Frank Rinaldi, Land Use Chair
2. **Roll Call:** Brent or PJ
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 July 12, 2022, Land Use Committee Minutes** *Action Item*
5. **Committee to discuss preparing Land Use presentation to the Board at the retreat. The topic items on the retreat agenda are; Share understanding of role / mandate (include discussion of mission statement), Share goals, indicators how goals are met, and how consistent with mission statement, Share accomplishments and how aligned with role and goals, and Share suggestions, ideas or ideas for the future** *Action Item*
6. **Follow up discussion regarding the construction permit process**
7. **Follow up discussion regarding the 52-unit apartment scheduled for Philadelphia and Comstock**
8. **Other Committee items**
9. **Next Land Use Committee meeting date: September 13, 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 PJ Gordon [pj@gmpropertiesinc.com](mailto:pj@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, July 12, 2022, 8:30 a.m. Meeting Minutes**

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

**Absent:**

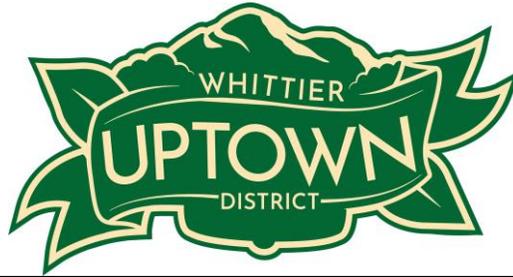
**Guests:**

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

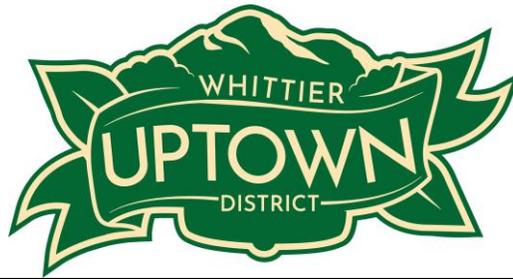
**MINUTES:**

| <i>Item</i>                                                                | <i>Discussion</i>                                                               | <i>Action Taken?</i>                                                                                                                                       |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Call to Order</b>                                                    | Frank Rinaldi called the meeting to order at 8:31 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>                                                   | Stephanie Shamp stated no public comments were received via email.              | <b>3. No Action Taken</b>                                                                                                                                  |
| <b>4. Approval of the June 14, 2022 Land Use Committee Meeting Minutes</b> | Corrections need to be made as follows:                                         | <b>4. Ginny Ball Motioned to Approve the June 14, 2022 Land Use Committee Meeting Minutes. Ben Pongetti 2<sup>nd</sup>. All in Favor. Motioned Passed.</b> |
| <b>5. Discuss City Council Decision</b>                                    | Frank stated Council voted 3 – 1 to reopen Greenleaf Avenue to one lane in each | <b>5. No Action Take</b>                                                                                                                                   |

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

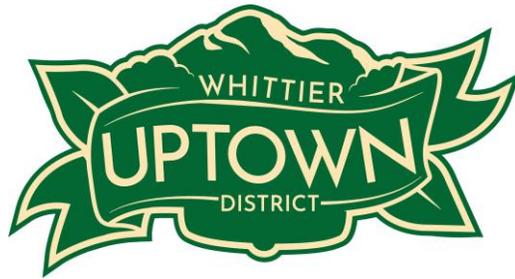


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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <p><b>Regarding the Greenleaf Promenade</b></p>                                                                                                                                                                        | <p>direction and widening of the sidewalk. Frank stated that is what UWIA wanted and believes it will help all businesses on Greenleaf. Ben Greer asked about the timeline for getting the work done. Ben Pongetti stated the survey work is done and it needs to be put out to bid. Ben Pongetti stated they are aware of the challenges the work will present for the businesses. The work is expected to take several months. Frank thinks the work will fall in line with the infrastructure work. Frank thinks the City will not want to have two interruptions to the businesses on Greenleaf.</p>                                                                                                                                                                                                                                                                                                                       |                                  |
| <p><b>6. Continue Discuss / 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 – Frank Rinaldi</b></p> | <p>Frank congratulated Ben Pongetti on his new position as Director of Community Development. Frank stated he was not certain, but feels that Ben Pongetti played a role in the City Council voting the other night to temporarily suspend the \$2,000.00 historical review fee. Frank asked Ben Pongetti and asked if it would be possible for Ben to get Frank information on the process for obtaining a permit so Frank could try to figure out if there would be a way to streamline the process for improvement items that are cosmetic in nature. Ben Pongetti stated he could get Frank the development review application, the fee structure, and the historic resources review document for his review.</p> <p>Frank Rinaldi thanked Ben Pongetti. Ben Pongetti also stated he has no specific information on pulling a permit. Frank stated the City Engineer makes the request for an architect / engineer but</p> | <p><b>6. No Action Taken</b></p> |



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|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                                        | <p>California Code does not. The City is using the California code and because of this permit request, there is a 50% extra cost for the owner on the improvements. Ben Pongetti stated the scope of the project is the determination of the engineer to setup. Frank agrees with the circumstances but is talking about cosmetic work. Frank is looking to simplify as much as possible. Ben Pongetti gets it and reminded UWIA is not the building official. The City is not open to shortcuts when safety is concerned. The stamp indicates the codes are adhered to. Frank stated it is easier to present specific items to be generalized and to be reviewed one at a time. Ben Pongetti stated it is understandable in getting owners to re-invest in their property but also understands liability regarding smaller projects to be done simplified and done legally. Frank will work on this and will present it to the City and see if it can be rectified. Frank opened the floor for further discussion. There was none.</p> |                                  |
| <p><b>7. Other Committee Items</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>7. No Action Taken</b></p> |
| <p><b>8. Next Land Use Meeting</b></p> | <p>The next regularly scheduled meeting will be (on the 2<sup>nd</sup> Tuesday of each month) Tuesday, August 9, 2022, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602, or possibly telephonically.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>8. No Action Taken</b></p> |
| <p><b>9. Adjournment</b></p>           | <p>The meeting was adjourned at 8:57 a.m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>9. No Action Taken</b></p> |

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



## **UWIA – Land Use Committee Progress Report - 2021**

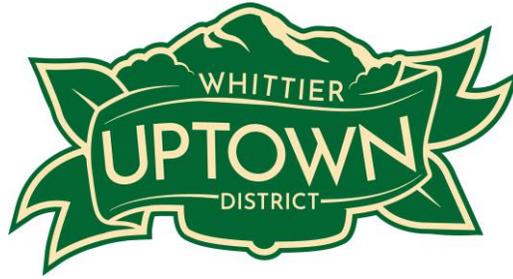
### **Mission**

To enhance the Uptown experience by providing a welcoming, community-friendly and clean environment.

### **The Uptown Whittier Improvement Association Guiding Principles:**

The Guiding Principles embody the goals and values of the community and it is critical that the Specific Plan support these principles:

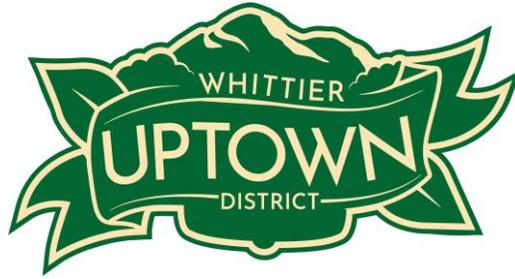
1. Growth will be targeted to serve community needs and enhance the quality of life.
2. Change will preserve Whittier's historic character and environment.
3. Economic vitality will be promoted to provide jobs, services, revenues, and opportunities.
4. Uptown Whittier will be promoted as a healthy family community.
5. Uptown should be a District where people can circulate without cars.
6. Uptown should be promoted as a cultural, entertainment, and educational center for the City.



## **UWIA – Land Use Committee Progress Report - 2021**

### **Accomplishments**

- 1.** Supported the present City Council approved Streetscape plan and advocate that the City continue with their plan.
- 2.** Supported the present City Council approved street closure and Promenade on Greenleaf as an economic benefit for businesses.
- 3.** Financially invested in supporting the Promenade with advertising and branding, umbrellas, and extra cleanings.
- 4.** The city is moving forward with plans to develop the former Alpha Beta site (at Hadley and Comstock and six additional lots). We have partnered with the Economic Development Committee, Chamber of Commerce and Whittier Uptown Association and participated in all meetings with developers presenting their vision and ideas for the development.
- 5.** Established a partnership and sharing of ideas and goals between UWIA, the City of Whittier, and the Chamber of Commerce. We will reach out to the Whittier Uptown Association (WUA) as soon as the new president is elected.



**UWIA – Land Use Committee  
Progress Report - 2021**

**Goals**

1. Advocate City for pedestrian friendly sidewalks throughout the District.
2. Advocate City for new Park on Greenleaf, lawn in front of existing Parking Structure
3. Revisit valet parking proposal with the City, after assessment of Greenleaf permanent Promenade and street closure by City Council.
4. Advocate City to implement parking control plan for the Uptown District
5. Advocate City to focus on updating Whittier's Zoning Code, establishing neighborhood-specific designs, and land-use goals for the City's Specific Plan.
6. Advocate City to approve a one-year moratorium for a simplified permitting process for maintenance and improvements to existing buildings within the District to accompany new development.