

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

On March 12, 2020, Governor Newsom issued Executive Order No. N-29-20, which allows board members / committee members to attend publicly announced meetings telephonically. Please be advised that some, or all, committee members may attend this meeting telephonically.

Consistent with mandates of Executive Order No. N-29-20, 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, September 8, 2020, 8:30 a.m.**

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

**TELECONFERENCE**

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

Ginny Ball, Ben Greer, Stephen Ortiz, Ben Pongetti and Frank Rinaldi (Committee Chair)

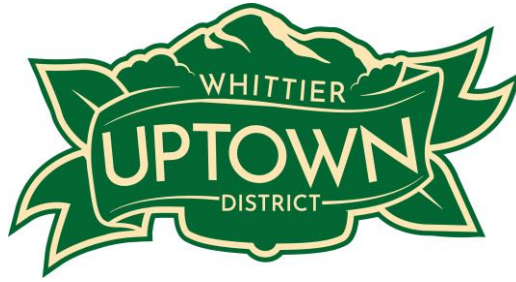
#### **Land Use Committee Mission**

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 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 July 14, 2020, Land Use Committee Minutes** **Action Item**
  
5. **Review and discuss Land Use Committee progress report to be presented to the UWIA Board for their review**
  
6. **Other Committee items**
  
7. **Next Land Use Committee meeting date: October 13, 2020, 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)**
  
8. **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, July 14, 2020, 8:30 a.m. Meeting Minutes**

**Present:** Frank Rinaldi (Committee Chair), Ben Greer, Stephen Ortiz, and Ben Pongetti

**Absent:** Ginny Ball

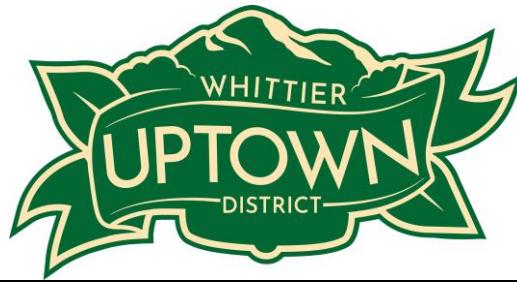
**Guests:**

**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 8:33 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>	Frank Rinaldi asked if there was Public Comment. Brent Haskell stated no.	<b>3. No Action Taken</b>
<b>4. Approval of the June 9, 2020 Land Use Committee Minutes</b>		<b>4. Ben Greer Motioned to Approve the June 9, 2020 Land Use Committee Meeting Minutes. Ben Pongetti 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion passed.</b>
<b>5. Discuss the Impact of the Greenleaf</b>	Frank Rinaldi stated the city opened a portion of Greenleaf. Well done and well	<b>5. No Action Taken</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

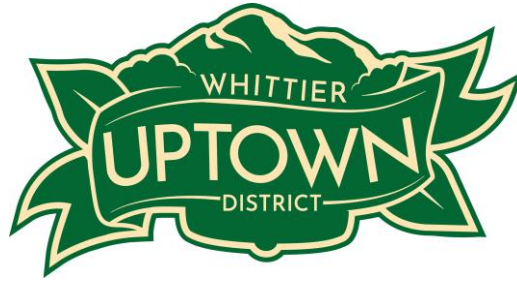


<p><b>Promenade and the Impact on Parking in Uptown.</b></p>	<p>managed with the k-rails. Disappointed on participation. As an association cannot do more than what UWIA is doing. Ben Pongetti stated with Public Works one big experiment on merchants and participation. There was request for more parking. The city is being flexible. The government is closed again. Frank Rinaldi stated admirable the city is being prompt. Ben Greer stated great example of the city outside of the committee. The owners and tenants appreciate the city’s flexibility. New ordinance discussed on what is opening. Ben Pongetti stated affects interior restaurants, wineries, and breweries. May necessitate further restaurants not participating. Frank stated retail can do curb pick up and Katie confirmed. Clarification discussed on closures since mixed messages received. Ben Pongetti stated the city is deferring to what the county and state has done, for what is closed and what is open, for the law of the land. Frank Rinaldi added UWIA providing one umbrella per restaurant that requests them while supplies last.</p>	
<p><b>6. Discuss Future Business Development Opportunities, Post-Coronavirus, in the Uptown District.</b></p>	<p>Frank Rinaldi discussed the pandemic creating restaurants not to open. Then stated the more variety of businesses the better off uptown will be. Does not know how to implement. Ben Pongetti replied the concept is good and a city challenge on a business perspective. The city cannot control what comes in and have land use control. Further discussion on less competition and having business variety. Ben Greer disagrees on anything that will hinder the landlord/tenant bases on</p>	<p><b>6. No Action Taken</b></p>



	<p>needs, wants, desires takes away the right of the landlord. Sees potential problems. Ben Greer stated his point of view as a real estate guy and a free marketer. Past complaint of same usage and detriment to business use. Allowing owners to lease properties creates a vibrant economic improvement with increase rents. Stephen Ortiz agrees with Ben Greer but states the city has it's fill of salons. The business district does not conform with city plans and Victory Outreach is fish out of water. Ben Pongetti discussed religious use regulations.</p>	
<b>7. Other Committee Items</b>		<b>7. No Action Taken</b>
<b>8. Next Land Use Meeting</b>	The next regularly scheduled meeting will be Tuesday, August 11, 2020, at 8:30 a.m.	<b>8. No Action Taken</b>
<b>9. Adjournment</b>	The meeting was adjourned at 9:12 a.m.	<b>9. No Action Taken</b>

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



**UWIA – Land Use Committee  
Progress Report - 2020**

**Mission**

Safety, security and continued maintenance of the Uptown Whittier District

**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 ideals:

1. Growth will be targeted to serve community needs and enhance the quality of life.
2. Change will be harmonized to 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, scientific corporate, entertainment, and educational center for the City.



## **UWIA – Land Use Committee Progress Report - 2020**

### **Accomplishments**

1. Support the present City Council approved Streetscape plan *and* Advocate that City to start ASAP
2. City coordinates the minimal trees removal with the street lighting poles location to maximize existing lighting. The Ficus trees to remain under the Uptown Whittier street scape plan, approved by City Council, still present a safety problem for the improvement of lighting on the sidewalk and street.
3. Developed valet parking proposal and present it to the City.

### **Goals**

1. Advocate City for wider sidewalks throughout the District including Bright Ave and Philadelphia
2. Advocate City for new Park on Greenleaf in front of existing Parking Structure
3. Establish a full partnership and sharing of responsibilities between the three groups. The City of Whittier, Uptown Whittier Improvement Association (UWIA) and Whittier Uptown Association (WUA)
4. Advocate City to implement parking control plan for the Uptown District
5. Advocate the City of Whittier to focus on updating Whittier's Zoning Code, establishing neighborhood-specific designs, and land-use goals for the City's Specific Plans.