



## **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 14, 2021, 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.

---

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 August 10, 2021, Land Use Committee Minutes** *Action Item*
5. **Discuss progress report, list accomplishments, establish goals and approve progress report to be presented to the UWIA Board for their approval** *Action Item*
6. **Update on progress of former Alpha Beta site and surrounding sites**
7. **Update if any on City discussions regarding the Greenleaf Promenade**
8. **Other Committee items**
9. **Next Land Use Committee meeting date: October 12, 2021, at 8:30 a.m., at GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602 (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, August 10, 2021, 8:30 a.m. Meeting Minutes**

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

**Absent:**

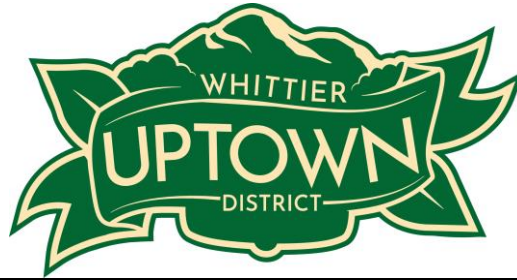
**Guests:**

**Consultant:** Stephanie Shamp – GM Properties

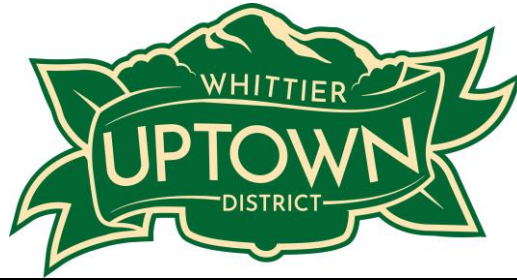
**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order</b>	Frank Rinaldi called the meeting to order at 8:34 a.m.	<b>1. No Action Taken</b>
<b>2. Roll Call</b>	Stephanie Shamp took roll call.	<b>2. No Action Taken</b>
<b>3. Public Comment</b>	Stephanie Shamp stated no public comments received via email.	<b>3. No Action Taken</b>
<b>4. Approval of the July 13, 2021 Land Use Committee Minutes</b>	Corrections need to be made as follows:	<b>4. Ginny Ball Motioned to Approve the July 13, 2021 Land Use Committee Meeting Minutes. Ben Greer 2<sup>nd</sup>. All in Favor. Motion Passes.</b>
<b>5. Update on RFP Process for Former</b>	Ben Pongetti stated the process ahead of schedule at this time. Tonight's meeting is	<b>5. No Action Taken</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p><b>Alpha Beta Site and Surrounding Sites.</b></p>	<p>moving forward to the next phase. Council received all RFPs. Requested site descriptions, drawings, and financial assessments. To view what is financially feasible and the city consultant confirmed October schedule to pick an exclusive developer. Public improvements regarding StreetScape discussed. Frank Rinaldi stated the development and maintenance of commercial and homes in uptown Whittier have to jump through hoops in order to get something done more so than a non-uptown owner who does not have an additional 3 – 4 months on the process. Stephen Ortiz agrees with Frank and brought it up many years ago. Conal McNamara was in favor but no action was taken.</p>	
<p><b>6. Update on City Counsel Discussion of the Promenade Survey</b></p>	<p>Ben Pongetti stated Katie &amp; Kyle led the survey. There were 1,900 replies with 81 businesses. Largely supportive to keep the Greenleaf Promenade permanent. The survey is on the City meeting agenda. Services open to 100% capacity June 15<sup>th</sup> and the deadline is October 15<sup>th</sup>, which is 120 days out. The promenade temporary status was extended to February to allow more time to consider options and keep the promenade open through the holiday season. Survey information worth reviewing on the City website.</p>	<p><b>6. No Action Taken</b></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 Tuesday, September 14, 2021, at</p>	<p><b>8. No Action Taken</b></p>



	8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.	
<b>9. Adjournment</b>	The meeting was adjourned at 9:15 a.m.	<b>9. No Action Taken</b>

**Minutes taken by Stephanie Shamp with GM Properties.**



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

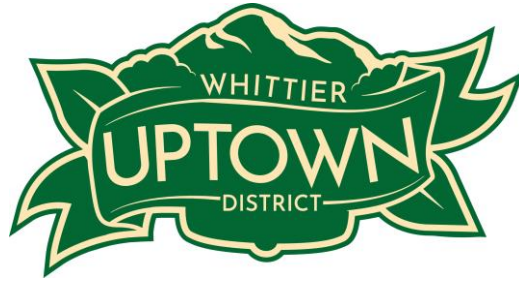
**Mission**

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 - 2021**

### **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.