



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 October 5, 2021, this Board has voted to use the provisions of AB361 for Board and committee meetings for the next 30 days. Please be advised that some, or all, 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, October 12, 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:

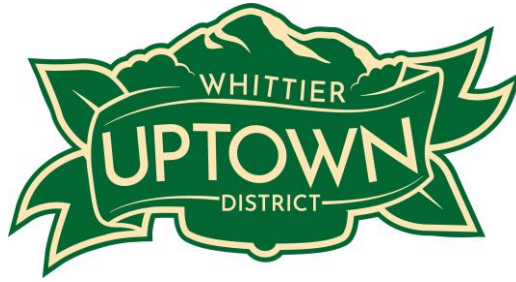
Ginny Ball, Ben Greer, Ben Pongetti and Frank Rinaldi (Committee Chair)

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 September 14, 2021, Land Use Committee Minutes** *Action Item*
5. **Land Use Committee Membership – Committee Chair to add / remove members if necessary**
6. **Discuss progress report, list accomplishments, establish goals and approve progress report to be presented to the UWIA Board for their approval** *Action Item*
7. **Update on progress of former Alpha Beta site and surrounding sites**
8. **Update if any on City discussions regarding the Greenleaf Promenade**
9. **Other Committee items**
10. **Next Land Use Committee meeting date: November 9, 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 2nd Tuesday of each month)**
11. **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, September 14, 2021, 8:30 a.m. Meeting Minutes

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

Absent: Ben Greer

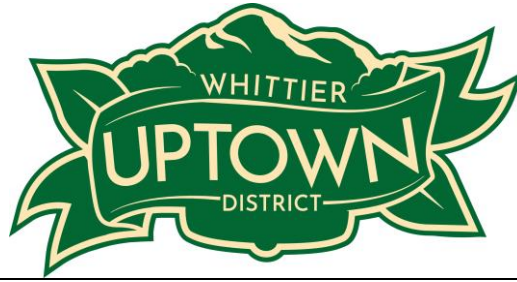
Guests:

Consultant: Brent Haskell and Stephanie Shamp – GM Properties

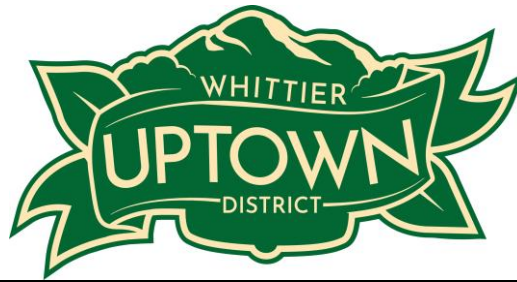
MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	Frank Rinaldi called the meeting to order at 8:33 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 received via email.	3. No Action Taken
4. Approval of the August 10, 2021 Land Use Committee Minutes	Corrections need to be made as follows:	4. Ginny Ball Motioned to Approve the August 10, 2021 Land Use Committee Meeting Minutes. Frank Rinaldi 2nd. All in Favor. Motion Passes.
5. Discuss Progress Report, List Accomplishments,	Brent Haskell stated the Committee approved progress report needs to go before the Board at the next Board	5. Tabled

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>Establish Goals, and Approve Progress Report to be Presented to the UWIA Board for their Approval</p>	<p>meeting on October 14th. Last year’s Progress Report is attached as a point of reference. This Committee is unique in that it has no budget (funding). Goals and accomplishments discussed.</p> <p>Goals:</p> <ul style="list-style-type: none"> ✓ Valet Parking proposal and city presentation to be revisited. ✓ Continue to work with the City on the temporary promenade and possible transition to a permanent Promenade. ✓ Advocate the City to implement minor parking upgrades/improvements with reduced or no permit fee restrictions. <p>Frank Rinaldi is willing to work on the Progress Report and bring it back to this committee at the October 12th meeting as an Action Item. Will forward a draft to Brent Haskell for distribution to the committee for comments and edits prior to the October 12th meeting.</p>	
<p>6. Update on the Progress of the Former Alpha Beta Site and Surrounding Sites</p>	<p>The Alpha Beta proposals are at council. A developer decision is to be made. A presentation from a 2nd group was made. Frank Rinaldi was impressed by the 2nd group. The group was prepared, had factual numbers, and concentrating on residential rather than commercial. More precise on studies. Ben Pongetti stated the RFP is complimentary on retail due to residential. Frank stated a 3rd developer made a presentation. Kiosk and greenery added. They were prepared and did their</p>	<p>6. No Action Taken</p>



	homework. Ginny Ball stated the developers are to talk at the Chamber Economic Development Taskforce Zoom meeting Thursday, September 16 th at 10:00 a.m.	
7. Update If Any on City Counsel Discussions of the Greenleaf Promenade	Frank Rinaldi stated with the survey done waiting for the next step to move forward. With permanency comes studying and planning. Ginny Ball stated there is a City Council meeting tonight on the people mover. If it moves forward there will be no further interest in the valet parking. Ben Pongetti confirmed with movement there may be no need for valet. The parking structure was the largest public investment, at \$13 million, as of today's date. Ginny and Frank agree.	7. No Action Taken
8. Other Committee Items		8. No Action Taken
9. Next Land Use Meeting	The next regularly scheduled meeting will be Tuesday, October 12, 2021, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.	9. No Action Taken
10. Adjournment	The meeting was adjourned at 9:07 a.m.	10. No Action Taken

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



UWIA – Land Use Committee Progress Report - 2021

Mission

Safety, security, and continued maintenance of the Uptown Whittier District

This is how the Sidewalk Committee and Executive Committee changed their mission statements to read:

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.

Not sure what you are trying to say in #5

Continue the partnership and sharing of ideas and goals between UWIA, the City of Whittier, Whittier Uptown Association (WUA), and the Chamber of Commerce.



UWIA – Land Use Committee Progress Report - 2021

Goals

1. Advocate City for wider sidewalks throughout the Improvement District including Bright Ave and Philadelphia St.
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.