

## **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 November 1, 2021, the UWIA Board voted to extend the provisions of AB361 for Board and committee meetings for another 30 days (extended through December 4, 2021). 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, November 9, 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, Trese Childs, Ben Greer, Ben Pongetti and Frank Rinaldi (Committee Chair)

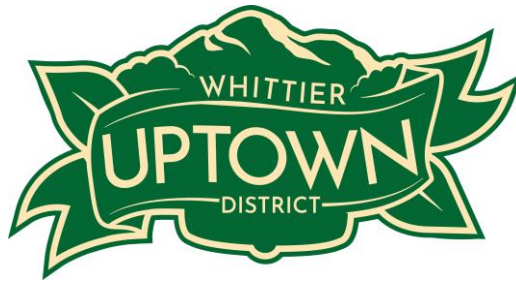
#### **Land Use Committee Mission**

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](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 October 12, 2021, Land Use Committee Minutes** *Action Item*
5. **Discuss and approve the 2022 schedule of Land Use Committee meetings** *Action Item*
6. **Update on progress of former Alpha Beta site and surrounding sites**
7. **Update regarding the Greenleaf Promenade**
8. **Update on people mover project from November 4<sup>th</sup> Stakeholder meeting**
9. **Other Committee items**
10. **Next Land Use Committee meeting date: December 14, 2021, 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)**
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](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, October 12, 2021, 8:30 a.m. Meeting Minutes**

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

**Absent:**

**Guests:** Milt Pate and Trese Childs

**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 8:35 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>	Brent Haskell stated no public comments received via email.	<b>3. No Action Taken</b>
<b>4. Approval of the September 14, 2021 Land Use Committee Minutes</b>	Corrections need to be made as follows:	<b>4. Ben Pongetti Motioned to Approve the September 14, 2021 Land Use Committee Meeting Minutes. Ben Greer 2<sup>nd</sup>. All in Favor. Motion Passes.</b>
<b>5. Land Use Committee Membership –</b>		<b>5. Trese Childs Requested to be on the Land Use Committee.</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p><b>Committee Chair to Add / Remove Members if Necessary</b></p>		<p><b>Frank Rinaldi welcomed Trese Childs.</b></p>
<p><b>6. Discuss Progress Report, List Accomplishments, Establish Goals, and Approve Progress Report to be Presented to the UWIA Board for their Approval</b></p>	<p>The red font letters are the edited items from the original report that Frank Rinaldi updated except for the Mission statement. Brent Haskell removed “security” and “safety”. Ben Pongetti wants to rephrase Item 1 in Goals. Widen sidewalks further discussed. Ginny Ball agrees. Make the sentence more general – Advocate for pedestrian friendly sidewalks throughout the Improvement District. Frank wants to change the Mission Statement to match the Sidewalk Committees Mission Statement. All in agreement.</p>	<p><b>6. Ginny Ball Motioned to Approve the Progress Reports as Edited. Ben Greer 2<sup>nd</sup>. Brent Haskell Took Roll Call. All in Favor. Motion Passes. Brent Haskell Will Send a Final Draft to the Land Use Committee for Review Prior to Submittal to the Board.</b></p>
<p><b>7. Update on the Progress of the Former Alpha Beta Site and Surrounding Sites</b></p>	<p>Ginny Ball expressed concern that the low-income units did not include adequate parking. The parking ratio is 1.5 per home. Ben Pongetti stated Kathy is performing a financial comparative to fit in with the physical for all three plans. Hoping to go back to Council early November. Deciding on further digestion of project with a surplus land act having 300 units with 150 being affordable in the RFP. The City does not decide on the affordable housing, the State decides. The State Density Bonus Law allows development flexibility, concessions, and waivers. The State changes every year and a developer can push. With the City land the City has control there. Affordable housing components include housing, greenery, and traffic. Frank stated the first group</p>	<p><b>7. No Action Taken</b></p>



	that presented was prepared. Ginny agreed. The City will make a recommendation to Council. The proposals are still under modification. Will communicate with Brent Haskell and put out to the Committee.	
<b>8. Update, If Any, on City Counsel Discussions of the Greenleaf Promenade</b>	Ben Pongetti stated there are plans on going back to City Council in a month. Will communicate with Katie Galvin-Surbatovic and the Committee thru February 1, 2022 with a directive decision prior to that date.	<b>8. No Action Taken</b>
<b>9. Discuss People Mover Project and Related Study</b>	Ben Pongetti stated Council issued an RFP. Currently working with IBI Group and information gathering. If feasible, the City can move forward. Looking for a stakeholder group. UWIA representative discussed for the next 3 – 4 months. Frank Rinaldi asked about a meeting date. Frank would like UWIA to be involved. Ginny Ball would like to be on the group. Brent Haskell to send an email out to determine who is interested in participating in the stakeholder group while staying in compliance with the Brown Act.	<b>9. No Action Taken</b>
<b>10. Other Committee Items</b>		<b>10. No Action Taken</b>
<b>11. Next Land Use Meeting</b>	The next regularly scheduled meeting will be Tuesday, November 9, 2021, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.	<b>11. No Action Taken</b>
<b>12. Adjournment</b>	The meeting was adjourned at 9:26 a.m.	<b>12. No Action Taken</b>

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



**Uptown Whittier Improvement Association  
Land Use Committee  
2022 Calendar Year Schedule of Meetings**

January 11, 2022

February 8, 2022

March 8, 2022

April 12, 2022

May 10, 2022

June 14, 2022

July 12, 2022

August 9, 2022

September 13, 2022

October 11, 2022

November 8, 2022

December 13, 2022

*All meetings are scheduled for 8:30 a.m. at GM Properties, 13305 Penn Street, Whittier, CA 90602 unless health issues persist, then meetings will be held telephonically as required **(dates, times and location are subject to change)***

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