



**Uptown Whittier Improvement Association  
Land Use Committee  
GM Properties  
13305 Penn Street, Suite 200, Whittier, CA 90602  
Tuesday, February 18, 2020, 8:30 a.m. Meeting Minutes**

**Present:** Frank Rinaldi (Committee Chair) and Ben Greer

**Absent:** Stephen Ortiz

**Guests:** Conal McNamara, Virginia Ball, Brian Saeki

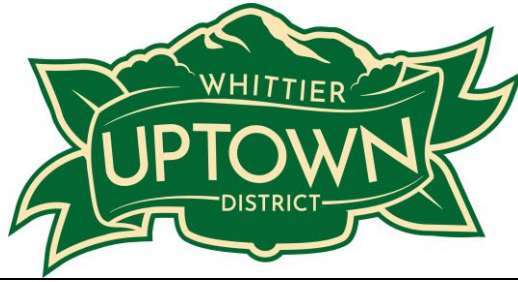
**Consultant:** Brent Haskell and Stephanie Shamp – GM Properties

**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Introductions</b>	Frank Rinaldi called the meeting to order at 8:33 a.m.	<b>1. No Action Taken</b>
<b>2. Introduction of guests, announcements</b>		<b>2. No Action Taken</b>
<b>3. Public Comment</b>		<b>3. No Action Taken</b>
<b>4. Additional Land Use Committee members request</b>		<b>4. No Action Taken</b>
<b>5. Approval of the January 14, 2020 Land Use Committee Minutes</b>		<b>5. Ben Greer motioned to approve the January 14, 2020 minutes. Frank Rinaldi 2<sup>nd</sup>. All in favor. Motion passed.</b>



<p><b>6. Review and discuss the City's Economic Development Quarterly Update</b></p>	<p>Frank Rinaldi stated there were questions at the last meeting regarding the direction of the city with uptown. Brian Saeki stated the parking structure is being worked on barring weather, completion in January 2021. Frank asked about start date. Brian stated ground breaking was 2 weeks ago. Brian discussed Comstock Avenue &amp; Bailey Street project. The RFQ/RFP to be held in the spring and the next two months use parking at Alpha Beta until the parking structure is complete. Five million borrowed so chance to do ownership housing. Staff can call Frank to see on-site. Further discussion on housing and commercial buildings. Conal McNamara reviewed how the federal and state define moderate housing by income i.e. teachers and city hall make up 40%. Preference to Whittier people. Ben Greer asked about the rooftop sales at the Grove. Conal and Brian said the models are almost done and 1 to 2-year construction period. Brian moved onto the StreetScape, stating there is a significant funding gap – 2 million. One million is in the bank. Frank asked if the parking money is used. Conal stated not necessarily from it. Brian and Conal are looking for and working for passing the project. Frank stated he is in agreement with housing and asked if the parking structure is in place with the meters. Conal replied there is a comprehensive parking strategy, parking structure catalyst, and internally flush out handling installation meters and maintenance. Frank asked if the sidewalks will be expanded. Brian replied with a question,</p>	<p><b>6. No Action Taken</b></p>
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	<p>close Greenleaf Avenue and make all pedestrian? Frank stated it is the hub of uptown, the heart of Whittier, communication with the college, and connections to the uptown parking. Brian added with residential, harder to bring than parking. Frank moved on to say there is a lot of old buildings that are not historical. The conservancy presence is strong. Conal informed there is a study. The city knows what is historical and what isn't. Frank stated property owners, the city, and developers need to work in partnership. Brian and Conal are in agreement. Frank said the StreetScape is an unclear project. Conal said there is timeframe discussion and sources of funds on grants, and measure W. Council voted to move forward, the conservancy not, and with funds met can achieve goal if W passes. Brian gets the frustration. Further discussion of UWIA funds collection and vendor costs within the year budget. Brent Haskell stated DISI and SOBO allocation and cannot remove. Frank believes UWIA is spending money to spend money. Conal and Ginny Ball not in agreement. Frank stated uptown doesn't know what the city is doing. Brian replied continue usage cleaning, traffic, etc. Frank understands the business association can continue. Conal stated the business association gets \$5,000.00 per year. The goal is city first phase, development partnership, and economic. Council higher support. Brian added, understand the private sector. All service-based assets people and the city does their best to</p>	
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	<p>bridge the gap and the major mile stones have been in place. Brent provided Brian the UWIA fiscal year budget. Frank asked what changes have been made in the last 10 years. Conal replied streets cleaned, new restaurants, etc. Uptown is not hurting. There is thriving foody scene. Frank said a mixture of everything is needed. The business association should know what's going in and work with the city. Brian stated regulations are in place. A business cannot dictate a private sector. The city dictates housing and land use. Frank thinks there is an over saturation of certain business in uptown. Brian stated next year there will be significant changes with church, housing, parking, StreetScape. In 12 – 18 months. Ginny Ball asked about liability with restaurant codes. Conal replied there is master conditional use with consistent hours. Brian added it is all spelled out in the municipal code Noise Standards. If there is an issue call police department, not 911, it will be dispatched out and it's not the Ambassador's job. Brian mentioned to take into consideration on business and residential mix. Frank said cannot change demographics. There has to be a mixture of presentation of Whittier with services. Conal added sense of family community and gets Frank that it's about balancing and partnership and open to ideas. UWIA went off with a bang and lost that drive. Frank asked what is next. Conal replied the Committee should come in with a master plan on benches, signs, with sponsorship. Frank replied as a public</p>	
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	<p>entity he doesn't want to own and run a business, parking, and parking structure. Conal answered this association chose to run valet parking package. Frank said UWIA probably not. Conal replied proposal provided. Parklets discussed. Brian asked what's next. Frank said trees, lighting, &amp; presence a priority when it all started. Brian and Conal said the whole entire uptown area approved. Advocating they StreetScape, trees, and lighting. Conservancy on tree issues. In budget with city council within the month will know about measure W by that time. Frank stated the Land Use Committee is supporting the city. Ginny said she likes the City's Economic Development Quarterly Update report. Conal stated the city can send it quarterly.</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 moved to Tuesday, March 10, 2020, at 8:30 a.m.</p>	<p><b>8. No Action Taken</b></p>
<p><b>9. Adjournment</b></p>	<p>The meeting was adjourned at 9:44 a.m.</p>	<p><b>9. No Action Taken</b></p>

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