



Uptown Whittier Improvement Association
Land Use Committee
GM Properties
13305 Penn Street, Suite 200, Whittier, CA 90602
TELECONFERENCE MEETING
Tuesday, April 14, 2020, 8:30 a.m. Meeting Minutes

Present: Frank Rinaldi (Committee Chair) and Ben Greer

Absent: Stephen Ortiz

Guests: Ben Pongetti

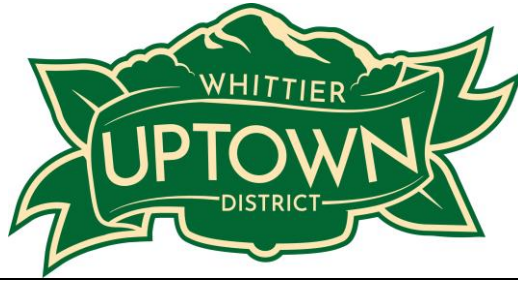
Consultant: Brent Haskell and Stephanie Shamp – GM Properties

MINUTES:

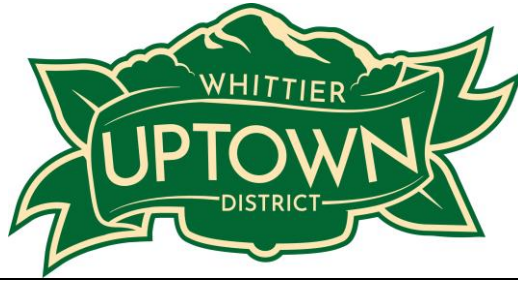
<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	Frank Rinaldi called the meeting to order at 8:34 a.m.	1. Brent Haskell took roll call.
2. Introduction of Guests and Announcements		2. No Action Taken
3. Public Comment		3. No Action Taken
4. Additional Land Use Committee Members Request	Ben Pongetti would like to be on the Land Use Committee. Frank Accepted and thanked Ben.	4. Ben Pongetti on the Land Use Committee
5. Approval of the March 13, 2020 Land Use Committee Minutes		5. Ben Greer motioned to approve the March 13, 2020 minutes. Frank Rinaldi 2nd. Motion passed.

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

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<p>6. Discuss the Impact of Whittier Getting a New Director of Community Development</p>	<p>Ben Pongetti stated Jeff Adams is appointed the Interim Director of Community Development. Jeff worked closely with the Planning Commission. Ben Pongetti believes Jeff is a good fit and anticipates 12 – 18 months in the position, which began April 1, 2020, and was part of the genesis of UWIA. Frank Rinaldi thanked Ben Pongetti and welcomed Jeff. Frank asked about the plan adopted in 2008. No big development since plan in place. Ben Pongetti stated the parking structure is on schedule to be completed in 2020 or early 2021. Frank asked if the city received a proposal on the Alpha Beta site. Ben Pongetti replied not from the developers. New council formally seated tonight, April 14th. Ben Greer asked for a timeline. Ben Pongetti stated once the parking is done. Ben Greer asked if the Covid-19 has slowed the work down on the parking structure. Ben Pongetti replied no, the rain has been the setback. Ben Pongetti recalls 270 working days thru public works. Frank asked if there were any project oversights. Ben P. stated the public works committee and sub-committee are not aware of issues or significant changes.</p>	<p>6. No Action Taken</p>
<p>7. Discuss City of Whittier Ordinance 3115 (attached)</p>	<p>Ben Pongetti discussed Whittier prohibiting evictions on residential and commercial tenants due to, for example, loss of job due to the Covid-19 pandemic. Tenants need to show proof of loss of income and inability to pay rent. Item E discussed as listed. Ben Greer discussed residential assistance and on commercial there is none – landlord still responsible</p>	<p>7. No Action Taken</p>



	<p>for mortgage. Frank Rinaldi confirmed. Further discussion on escrow and the SBA loan. The bank re-evaluated commercial loans due to Covid-19. Currently 70% declined or delayed due to the Corona Virus. Frank wants the city ordinance impact to be on the next meeting Agenda for discussion. Brent Haskell stated the impact of the deferred rents will not be known until the shelter in place ban is lifted and people are back to work. Ben Greer in agreement.</p>	
<p>8. Other Committee Items</p>	<p>Frank Rinaldi discussed trees in uptown. Frank is confused what the city is to do. Requested next meeting discussion for Ben Pongetti. Ben Pongetti to provide Brent Haskell the Streetscape plans for Land Use review prior to the next meeting.</p>	<p>8. The trees are to be listed on the next Land Use meeting Agenda.</p>
<p>9. Next Land Use Meeting</p>	<p>The next regularly scheduled meeting will be moved to Tuesday, May 12, 2020, at 8:30 a.m.</p>	<p>9. No Action Taken</p>
<p>9. Adjournment</p>	<p>The meeting was adjourned at 9:08 a.m.</p>	<p>9. No Action Taken</p>

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