



Uptown Whittier Improvement Association
Land Use Committee
GM Properties
13305 Penn Street, Suite 200, Whittier, CA 90602
TELECONFERENCE MEETING
Tuesday, May 10, 2022, 8:30 a.m. Meeting Minutes

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

Absent: Ben Greer

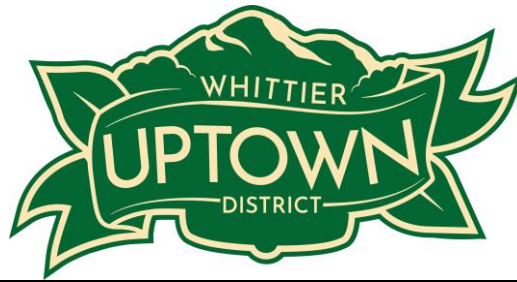
Guests:

Consultant: Brent Haskell and Stephanie Shamp – GM Properties

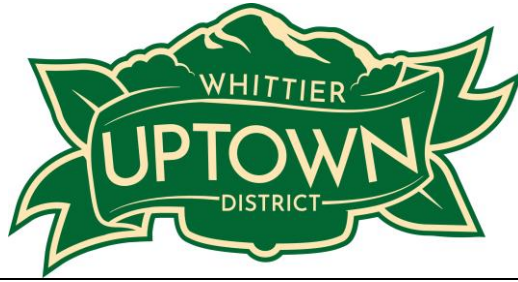
MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	Brent Haskell called the meeting to order at 8:41 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 were received via email.	3. No Action Taken
4. Approval of the April 12, 2022 Land Use Committee Meeting Minutes	Corrections need to be made as follows:	4. Ginny Ball Motioned to Approve the April 12, 2022 Land Use Committee Meeting Minutes. Trese Childs 2nd. Ben Pongetti Approved. All in Favor. Motioned Passed.
5. Update on the Progress of the	Ben Pongetti stated no significant update. Selection in March with exclusive	5. No Action Taken

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>Former Alpha Beta Site and the Surrounding Sites – Ben Pongetti</p>	<p>negotiation agreement to develop. Council planned a six-month term to complete negotiations. The scope included up to 344 housing units, 229 are ownership units, and 115 are rental units with additional rooftop incorporated into the plans. Working thru the process. Further discussion on parking product type consisting of five stories with lower parking and with elevator service. It is in the conception process. Rental parking was also discussed. It is dependent upon the funding of transit improvements. It is viable to receive HSC money to help complete the infrastructure and transit, which the State encourages. Ginny Ball asked if the money will be used over time if given. Ben Pongetti replied he believes it is up to three years. The City wants the project to be sculpted to use the most dollars and to get an award.</p>	
<p>6. Update on the People Mover Project and Meeting – Ben Pongetti</p>	<p>Ben Pongetti stated the consultant is on board. Looking for feedback from Council in order to move forward. Further discussion on number of stops and locations, the surveyor to provide ridership cost. A question was asked about the prior failed trolley to which Ben replied, it is unknown if it is taken into consideration.</p>	<p>6. No Action Taken</p>
<p>7. Other Committee Items</p>	<p>Ben Pongetti announced on Thursday, May 12th that the design and review team will be considering a 52 unit apartment complex on Comstock Avenue & Philadelphia Street at the vacant medical building. The process is at the 1st step, which is the public part of the process.</p>	<p>7. No Action Taken</p>



	<p>There is a small community meeting that will have a rendering, elevation, and flooring plans. The meeting will be both virtual and in person. The 52 unit is four stories, with a more contemporary design, containing studios, 1 bedrooms, and 2 bedrooms with the average size of 868 square feet. Further discussion about Council Member Octavio Cesar Martinez being invited to UWIA Board meetings and accepting. Ginny Ball stated the Tea and Fashion Show held on April 30th was very successful with 120 people in attendance. Some guests made reservations for next year.</p>	
<p>8. Next Land Use Meeting</p>	<p>The next regularly scheduled meeting will be (on the 2nd Tuesday of each month) Tuesday, June 14, 2022, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.</p>	<p>8. No Action Taken</p>
<p>9. Adjournment</p>	<p>The meeting was adjourned at 9:15 a.m.</p>	<p>9. No Action Taken</p>

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