



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

Present: Frank Rinaldi (Committee Chair), Ben Greer, Stephen Ortiz, and Ben Pongetti

Absent: Ginny Ball

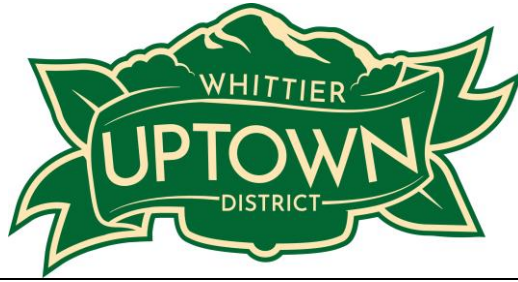
Guests:

Consultant: Brent Haskell and Stephanie Shamp – GM Properties

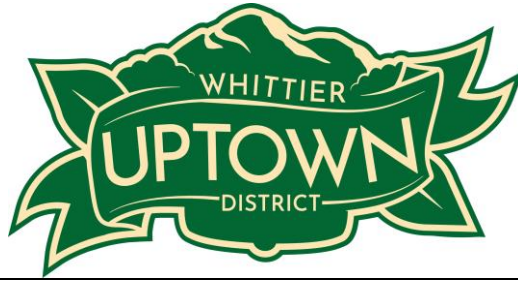
MINUTES:

<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	Frank Rinaldi asked if there was Public Comment. Brent Haskell stated no.	3. No Action Taken
4. Approval of the June 9, 2020 Land Use Committee Minutes		4. Ben Greer Motioned to Approve the June 9, 2020 Land Use Committee Meeting Minutes. Ben Pongetti 2nd. Brent Haskell Took Roll Call. All in Favor. Motion passed.
5. Discuss the Impact of the Greenleaf	Frank Rinaldi stated the city opened a portion of Greenleaf. Well done and well	5. No Action Taken

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>Promenade and the Impact on Parking in Uptown.</p>	<p>managed with the k-rails. Disappointed on participation. As an association cannot do more than what UWIA is doing. Ben Pongetti stated with Public Works one big experiment on merchants and participation. There was request for more parking. The city is being flexible. The government is closed again. Frank Rinaldi stated admirable the city is being prompt. Ben Greer stated great example of the city outside of the committee. The owners and tenants appreciate the city's flexibility. New ordinance discussed on what is opening. Ben Pongetti stated affects interior restaurants, wineries, and breweries. May necessitate further restaurants not participating. Frank stated retail can do curb pick up and Katie confirmed. Clarification discussed on closures since mixed messages received. Ben Pongetti stated the city is deferring to what the county and state has done, for what is closed and what is open, for the law of the land. Frank Rinaldi added UWIA providing one umbrella per restaurant that requests them while supplies last.</p>	
<p>6. Discuss Future Business Development Opportunities, Post-Coronavirus, in the Uptown District.</p>	<p>Frank Rinaldi discussed the pandemic creating restaurants not to open. Then stated the more variety of businesses the better off uptown will be. Does not know how to implement. Ben Pongetti replied the concept is good and a city challenge on a business perspective. The city cannot control what comes in and have land use control. Further discussion on less competition and having business variety. Ben Greer disagrees on anything that will hinder the landlord/tenant bases on</p>	<p>6. No Action Taken</p>



	<p>needs, wants, desires takes away the right of the landlord. Sees potential problems. Ben Greer stated his point of view as a real estate guy and a free marketer. Past complaint of same usage and detriment to business use. Allowing owners to lease properties creates a vibrant economic improvement with increase rents. Stephen Ortiz agrees with Ben Greer but states the city has it's fill of salons. The business district does not conform with city plans and Victory Outreach is fish out of water. Ben Pongetti discussed religious use regulations.</p>	
<p>7. Other Committee Items</p>		<p>7. No Action Taken</p>
<p>8. Next Land Use Meeting</p>	<p>The next regularly scheduled meeting will be Tuesday, August 11, 2020, at 8:30 a.m.</p>	<p>8. No Action Taken</p>
<p>9. Adjournment</p>	<p>The meeting was adjourned at 9:12 a.m.</p>	<p>9. No Action Taken</p>

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