



**Uptown Whittier Improvement Association**  
**Land Use Committee**  
**GM Properties**  
**13305 Penn Street, Suite 200, Whittier, CA 90602**  
**Tuesday, October 8, 2019, 8:30 a.m. Meeting Minutes**

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

**Absent:**

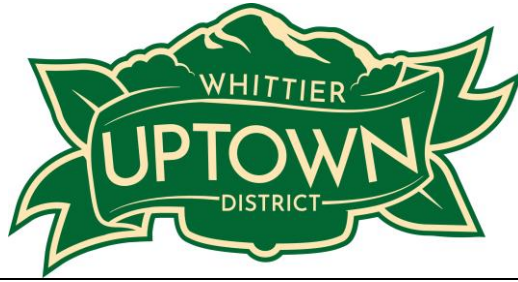
**Guests:** Mark St. Julien

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

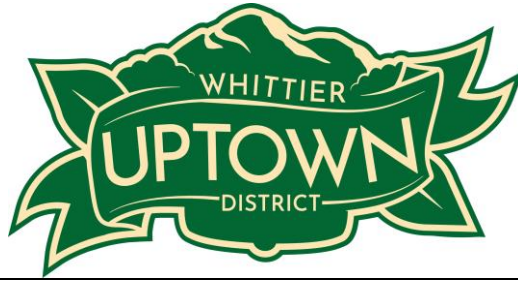
**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Introductions</b>	Frank Rinaldi called the meeting to order at 8:31 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. Approval of the March 26, 2019 Land Use Committee Minutes</b>		<b>4. Ben Greer motioned to approve the March 26, 2019 minutes. Stephen Ortiz 2<sup>nd</sup>. All in favor. Minutes approved.</b>
<b>5. Additional Land use Committee members request</b>	Frank Rinaldi will contact Ginny Ball. Brent Haskell reviewed the Brown Act guidelines with the Land Use Committee – Two members talking makes a quorum.	<b>5. Members were established: Melinda Pina -Removed Ginny Ball -Added</b>

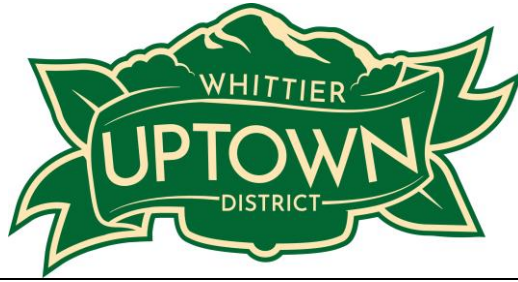
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



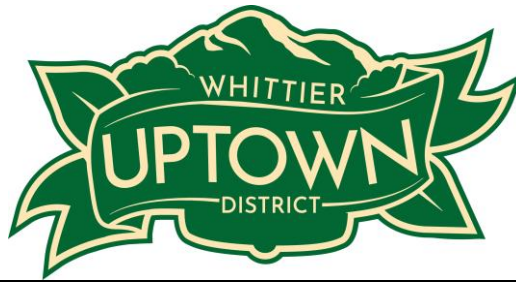
		<p><b>Mark St. Julien -Attend as a guest.</b></p>
<p><b>6. Approve the Land Use Committee Progress Report to be presented to the UWIA Board for their approval</b></p>	<p>Frank Rinaldi confirmed with Brent Haskell no Board Direction. Frank discussed his vision for Uptown Whittier – Family environment to enjoy. Inclusive to all business needs and it is imbalanced. Stephen Ortiz asked Frank to explain. Frank stated the community needs more than one type of services. The City should have a business use percentile and go thru the business association. Ben Greer stated it is restrictive and he does not agree. Stephen stated he agrees with Ben. Discussion on rules changes with retail in the city only on first floor rentals. Uptown changed when uptown plan changes. Further discussion on development plans, developers building to code, rentals per the current market, and push back. Ben stated this creates a barrier entry on a free market place. Frank stated it’s better to have a business and sustain that and maintain occupancy. Stephen is in agreement with Ben and would like to see the business statistic. Ficus trees discussion and the lighting. Stephen stated he agrees there is an issue. The city’s non-attendance affects this committee. Frank discussed zoning, parking, and code requirements. Demographic requirements of density. Stephen stated infrastructure issues the city is not working fast enough. Ben stated the former plan discouraged development and the revised plan approved then planning brought in another outside vendor and what was thought to be 3 – 4</p>	<p><b>6. Stephen Ortiz motioned to approve the Progress Report as it stands. Ben Greer 2<sup>nd</sup>. All in approval. Motion passed.</b></p>



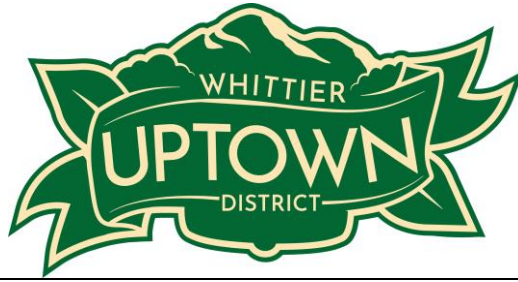
	<p>months completion took 3 – 4 years. Frank stated the building code is too restrictive. Ben stated Whittier was originally designed for horse and buggy. Frank stated the city is trying to develop a parking plan and it has alleviated a number to 1 ½. Frank does not want to lose the small-town entity of uptown and at the same time it can't be restrictive. It gets stagnant. Frank stated UWIA will work within the city so UWIA will need to work at the city pace. Further discussion on the trees.</p> <p>Frank Rinaldi stated the Progress Report is not in prioritized order. Accomplishments discussed. Stephen Ortiz stated UWIA needs to be more visible and a larger voice. Also, UWIA needs to attend city meetings. Mark St. Julien stated UWIA needs to make sure UWIA's vision is incorporated in the city. Mark stated as a Board, develop an opinion and inform the city. He has been told UWIA can make a recommendation but the city will make a decision. Frank stated if a question is never asked, the city will never know. Mark stated the city is hearing only from the tree advocates. The city needs to hear about the affects of the trees, buildings, façade, awnings, and sidewalks. Frank stated he will go to a city meeting on the Board's decision. Stephen asked how. Mark stated UWIA needs to decide a on a position and get guidance from Conal on the most affective way. Ben stated pick the top 3 or 5 goals and move forward from there.</p>	
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	<p>Mark St. Julien added Developed Valet Parking Plan and submitted to the city as an accomplishment. Though it moved to the Sidewalk Committee it started with Land Use Committee. Parks and homeless discussed. Mark stated his idea of the Land Use Committee is to maintain existing so it is not let go. Nothing UWIA can do but be a squeaky wheel. Frank reviewed and further discussed the Project Goals. Ben is in agreement and stated pick some spots and get them done. Mark and Stephen agreed and want to be proactive on things. Further discussion on tree removal thru the city and parklets.</p>	
<p><b>7. Valet Parking Task Force</b></p>	<p>Action: Formally transfer the “Valet Parking Task Force” to the Sidewalk Operations Committee as approved by the UWIA Board.</p> <p>Mark St. Julien discussed that Conal McNamara presented him previous valet parking plans, which failed and lost the city monies over the years. Mark recommends to add a very vanilla valet parking plan.</p>	<p><b>7. Frank Rinaldi requested Valet Parking Task Force to the Sidewalk Committee.</b></p>
<p><b>8. Streetscape Plan</b></p>	<p>Action: Request an official vote by the UWIA Board in support of the present City Council approved Streetscape Plan.</p> <p>Brent Haskell and Stephen Ortiz stated the Board approved the Streetscape Plan presented to the city. Mark St. Julien stated the city did not care either way.</p>	<p><b>8. Motion to advocate to the city to start the Streetscape Plan asap. No action needed.</b></p>



<p><b>9. Also Advocate City for wider sidewalks throughout the District including Bright Avenue and Philadelphia.</b></p>	<p>Mark St. Julien in Agreement.</p>	<p><b>9. Ben Greer motioned to ask the Board to go to the city to advocate for wider sidewalks to other areas in the district, including Bright Avenue and Philadelphia. Stephen Ortiz 2<sup>nd</sup>. Approved.</b></p>
<p><b>10. Advocate City for new a new Park on Greenleaf in front of Parking Structure.</b></p>	<p>Ben Greer stated if it is already designed in or scheduled out, he is in agreement. Stephen Ortiz believes there is a homeless issue but will support.</p>	<p><b>10. Ben Greer motioned the Land Use Committee advocate the city for a new park on Greenleaf in front of the parking structure. Stephen Ortiz 2<sup>nd</sup>. Motion approved.</b></p>
<p><b>11. Committee to discuss and recommend to the UWIA that the city coordinates the minimal tree removal with the street lighting poles location to maximize existing lighting.</b></p>	<p>The Ficus trees to remain under the Uptown Whittier Street Scape Plan, approved by the City council. Still present a safety problem for the improvement of lighting on the sidewalk and street.</p> <p>Mark St. Julien stated the city is set and already decided what they are going to do. Land Use Committee had their choice at the designing phase and can design thru recommendation.</p>	<p><b>11.. Already voiced. Discussion made. No action needed.</b></p>
<p><b>12. Establish a full partnership and sharing of responsibilities between the three groups.</b></p>	<p>UWIA partnering with the City of Whittier and Whittier Uptown Association (WUA)</p> <p>Mark St. Julien stated the City is on Board but not partnering and UWIA needs to go to the right people and department. Stephen Ortiz stated partnering with the entities does not guarantee resolution.</p>	<p><b>12. No Action Needed</b></p>



	<p>Brown Act discussed and At Large Member requirements discussed.</p> <p>Mark stated the City and WUA should attend the Sidewalk Committee meetings.</p> <p>Ben Greer stated no need to bring together. Work with them when the tasks come. UWIA is different from WUA with different items and agendas.</p>	
<b>13. Other Committee Items.</b>		<b>13. No Action Taken</b>
<b>14. Next Land Use Meeting</b>	<p>The next regularly scheduled meeting will be on Tuesday, November 12, 2019, at 8:30 a.m.</p>	<b>14. No Action Taken</b>
<b>15. Adjournment</b>	<p>The meeting was adjourned at 10:20 a.m.</p>	<b>15. No Action Taken</b>

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