



Uptown Whittier Improvement Association
Land Use Committee
GM Properties
13305 Penn Street, Suite 200, Whittier, CA 90602

TELECONFERENCE MEETING

Tuesday, October 12, 2021, 8:30 a.m. Meeting Minutes

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

Absent:

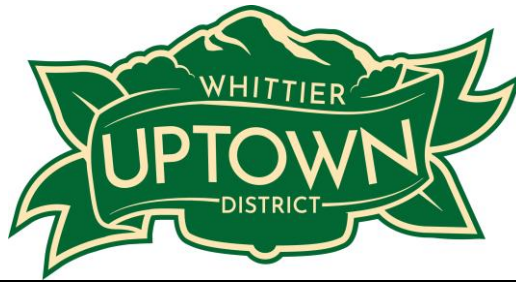
Guests: Milt Pate and Trese Childs

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 8:35 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 received via email.	3. No Action Taken
4. Approval of the September 14, 2021 Land Use Committee Minutes	Corrections need to be made as follows:	4. Ben Pongetti Motioned to Approve the September 14, 2021 Land Use Committee Meeting Minutes. Ben Greer 2nd. All in Favor. Motion Passes.
5. Land Use Committee Membership –		5. Trese Childs Requested to be on the Land Use Committee.

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>Committee Chair to Add / Remove Members if Necessary</p>		<p>Frank Rinaldi welcomed Trese Childs.</p>
<p>6. Discuss Progress Report, List Accomplishments, Establish Goals, and Approve Progress Report to be Presented to the UWIA Board for their Approval</p>	<p>The red font letters are the edited items from the original report that Frank Rinaldi updated except for the Mission statement. Brent Haskell removed “security” and “safety”. Ben Pongetti wants to rephrase Item 1 in Goals. Widen sidewalks further discussed. Ginny Ball agrees. Make the sentence more general – Advocate for pedestrian friendly sidewalks throughout the Improvement District. Frank wants to change the Mission Statement to match the Sidewalk Committees Mission Statement. All in agreement.</p>	<p>6. Ginny Ball Motioned to Approve the Progress Reports as Edited. Ben Greer 2nd. Brent Haskell Took Roll Call. All in Favor. Motion Passes. Brent Haskell Will Send a Final Draft to the Land Use Committee for Review Prior to Submittal to the Board.</p>
<p>7. Update on the Progress of the Former Alpha Beta Site and Surrounding Sites</p>	<p>Ginny Ball expressed concern that the low-income units did not include adequate parking. The parking ratio is 1.5 per home. Ben Pongetti stated Kathy is performing a financial comparative to fit in with the physical for all three plans. Hoping to go back to Council early November. Deciding on further digestion of project with a surplus land act having 300 units with 150 being affordable in the RFP. The City does not decide on the affordable housing, the State decides. The State Density Bonus Law allows development flexibility, concessions, and waivers. The State changes density bonus laws nearly every year and a developer can insist on using the density bonus. With the City land the City has more control there. Affordable housing components include housing,</p>	<p>7. No Action Taken</p>



	<p>greenery, and traffic. Frank stated the first group that presented was prepared. Ginny agreed. The City will make a recommendation to Council. The proposals are still under modification. Will communicate with Brent Haskell and put out to the Committee.</p>	
<p>8. Update, If Any, on City Counsel Discussions of the Greenleaf Promenade</p>	<p>Ben Pongetti stated there are plans on going back to City Council in a month. Will communicate with Katie Galvin-Surbatovic and the Committee thru February 1, 2022 with a directive decision prior to that date.</p>	<p>8. No Action Taken</p>
<p>9. Discuss People Mover Project and Related Study</p>	<p>Ben Pongetti stated Council issued an RFP. Currently working with IBI Group and information gathering. If feasible, the City can move forward. Looking for a stakeholder group. UWIA representative discussed for the next 3 – 4 months. Frank Rinaldi asked about a meeting date. Frank would like UWIA to be involved. Ginny Ball would like to be on the group. Brent Haskell to send an email out to determine who is interested in participating in the stakeholder group while staying in compliance with the Brown Act.</p>	<p>9. No Action Taken</p>
<p>10. Other Committee Items</p>		<p>10. No Action Taken</p>
<p>11. Next Land Use Meeting</p>	<p>The next regularly scheduled meeting will be Tuesday, November 9, 2021, at 8:30 a.m. at GM Properties at 13305 Penn Street, Suite 200, Whittier, CA 90602 or possibly telephonically.</p>	<p>11. No Action Taken</p>
<p>12. Adjournment</p>	<p>The meeting was adjourned at 9:26 a.m.</p>	<p>12. No Action Taken</p>

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