

WESTSIDE SPECIFIC PLAN STAKEHOLDERS ADVISORY COMMITTEE

MEETING # 1: FEBRUARY 2, 2021

MINUTES

MEMBERS PRESENT: Brian Bailey, Jack Cline, Steve Freed, Juliet Goff, Dale Jabour, Ming-Shin Kou, Richard Lucas, Judith Merlo, Marisa Olguin, Andy Perkins, Jeff Sanita, Doug Williams, Kevin Wilson, Melissa Ybarra, Marlene Ybarra

GUESTS PRESENT: Abigail Mejia, David Prince

STAFF PRESENT: Carlos Fandino, Dan Wall, Manny Garcia, Angela Kimmey

CONSULTANTS PRESENT: Phil Burns, Ian Dickenson, Bob Paternoster, Lance Lowrey

Welcome:

The Zoom meeting was called to order at 3:02 PM by City Administrator Carlos Fandino. He welcomed the group and thanked them for their willingness to participate in the Westside Specific Plan Study, to help formulate a plan for the future evolution of the City of Vernon. He stated that the City's objective is to diversify land use in the Westside so as to increase the population of the City and to make it a more attractive place to do business.

Mr. Fandino introduced Dan Wall, Director of Public Works, who showed a video of the City Council presentation on the proposed Westside Specific Plan.

Introductions:

Committee Moderator Bob Paternoster of the Arroyo Group reviewed the meeting agenda and asked each member of the Committee and guests to introduce themselves.

Project Description:

Phil Burns of the Arroyo Group defined the boundaries of the study area, roughly between Alameda on the west, Santa Fe and Pacific on the east, City boundary with Los Angeles on the north, and City boundary with Huntington Park on the south. He explained the nature of a specific plan and its three major components: Vision, Regulation, and Implementation. He set forth the following six proposed goals of the plan, and asked the Committee to determine at its next meeting if these are appropriate:

1. Diversify land use
2. Maintain competitive advantage as center of production
3. Increase residential population
4. Strengthen City's fiscal position

5. Increase amenities for residents and businesses
6. Create physical environment supportive of diverse land uses and enhancing of the City image

Role of Committee:

Bob Paternoster described the role of the Committee as advisory to consultants and staff in preparation of the plan, and advisory to the City Council in adoption of the plan. He encouraged all Committee members to freely express their opinions, and to be open to modifying their opinions when they hear the concerns of others. He said that he hopes that votes will not be necessary, but that the Committee will develop its comments and recommendations by consensus.

Baseline Studies Presentation:

Bob Paternoster explained that the first step in the planning process is the reconnaissance, or baseline studies phase. The consultant team gets to know the area by gathering data, analyzing the data, and deciding where to focus their attention. Phil Burns stated that the Committee may review the Baseline Studies Report via a link which he would send them by email, or on the website ReimagineVernon.com. He asked the Committee members to review the report over the next two weeks, and be prepared to discuss it at the next meeting to determine if the identified opportunities and constraints were correct and if the proposed areas of focus were appropriate.

Phil reviewed the Market Scan data from the report. Ian Dickenson of LOHA summarized the Building Assessment & Asset Identification chapter of the report, noting that four areas (or clusters of buildings) in the Westside demonstrated the most potential for the revitalization of original industrial buildings for more diverse reuse. Lance Lowrey of the Arroyo Group reviewed the chapters of the report dealing with Parcel Redevelopment Analysis, Transportation Analysis, and Infrastructure Analysis. Phil then stated that the consultants' analysis of all of these data and studies indicated that although industrial uses will continue to predominate in the Westside, there are two opportunity areas along the northern and southern ends of Santa Fe Ave. where land use diversification may be possible and desirable.

Committee members asked how the proposed new Metro transit line will relate to the Westside, questioned the possible air pollution impact of the proposed expanded rail yard in the vicinity of 49th Street, urged the Committee to think big and consider high rise buildings in Vernon, and asked if the consultants considered the types of industrial uses that are currently in or adjacent to the Westside.

Next Meeting:

The Committee agreed that they would meet again on Tuesday, February 16 at 3 PM. Bob emphasized that their homework assignment was to review the Baseline Studies Report and be prepared to discuss it at the next meeting. He stated that the next meeting will be recorded for purposes of minute taking, but the recording will not be made public. He stated that he will distribute to members a list of Committee members with their telephone and email contacts, but that only names and affiliation will be published on the Website.

The meeting was adjourned at 4:33 PM.

Respectfully Submitted,

Bob Paternoster, Moderator