

Whittier Housing and Land Use Committee Meeting Minutes
May 17, 2022, 6:30-8:00pm
Zoom Digital Meeting

Attendees: George Rishmawi, Jesse Oyervides, Stephanie Brown

Presenters: Jim Kumon (Heirloom Properties), Dan Pfeiffer (Zan Associates)

Staff: Kaley Brown

Welcome/Introductions

-The committee went through a round of introductions.

-The meeting chair presented the agenda.

-The meeting chair recognized Standard of Conduct; Non-discrimination and Anti-racism; and Conflicts of Interest Policies.

April meeting minutes will be approved in June due to lack of committee quorum.

Development

- **Eilat Group LLC & Locus Architecture - 2542 Blaisdell Ave and 110 W 26th Street** (Jim Kumon, Heirloom Properties)
 - Heirloom Properties is partnering with Langerman Construction under Eilat Group LLC to construct two multi-family housing projects at 2542 Blaisdell Ave and 110 West 26th St.
 - The current design proposes two 3-story buildings of 26 units at 2542 Blaisdell and 15 units at 110 West 26th.
 - The 3rd building on the corner is not under the same ownership; City zoning prevents them from all three being combined for the redevelopment.
 - 2542 Blaisdell Ave
 - The developer is pursuing a setback variance for the building at 2542 Blaisdell because of how deep the setback is on the building to the north of this one; City planning staff have indicated this setback would be supported
 - Full-sized balconies
 - Making the buildings solar ready for near future arrays or at some point in the future
 - 1st floor parking for both residents and visitors
 - Q: How many units are ADA accessible?
 - A: One officially, however all the ground floor studios will have the ability to be retrofitted with ease in the future if needed, based on how they've set up the plumbing in the bathrooms
 - 110 26th St W
 - Both buildings will be all electric with solar sourcing
 - Idea they are looking into with Public works to add a small curb cut off the 26th St bike lane to allow folks riding their bike to be able to directly exit the lane and ride into the building vs. having to ride all the way around the building to enter
 - Creating a more natural area with hearty plant landscaping along the alleyway

General updates, announcements, opportunities

- Whittier Alliance's Annual Meeting was on Saturday and the voting period runs through Saturday. There will be a community potluck on Friday the 20th with live music and free food/beverages. All are welcome to join!

Meeting adjourned at 7:48 pm.

HLU Meetings Every third Tuesday of the month

NEXT MEETING: Tuesday, June 21st, 6:30-8:00 pm - Hybrid in-person/zoom meeting

Meeting minutes respectfully submitted by Kaley Brown.