



DEVELOPMENT HIGHLIGHTS

April 2026



Firefly Cottage at the Southeast corner of Arrow Highway and 2nd Avenue (Under Construction) - April 2026

CITY COUNCIL DISTRICT NO. 1

Project: Bridge Point Upland Project

Location: North-east corner of Central Avenue & Foothill Boulevard (APNs: 1006-351-09, 1006-351-10, 1006-572-11, 1006-551-12, 1006-551-22, and 1006-574-10)

Zoning: Commercial/Industrial Mixed-Use (C/I-MU)

Description: A 201,096 square foot warehouse/parcel delivery service building.

Applicant: Bridge Development Partners

Planner: Mike Poland

Entitlement(s): SP-19-09, DR-19-17, ALUC-18-12, LLA-19-17, DA-20-0001

Status:

- Judgement on Remand filed in favor of City of Upland and Bridge Development Partners LLC in Superior Court case on CEQA challenge.
- Pending construction plans.



Project: Cable Airport Event Center

Location: 1749 W. 13th Street (APNs: 1006-351-29)

Zoning: Commercial/Industrial Mixed-Use (C/I-MU)

Description: Construct a new 15,462 square foot airplane hangar for use as an event center/assembly area/aviation museum, and 11,135 square foot, two-story retail/office space.

Applicant: Michael Lancy, R.A. for Cable Land Company, L.P.

Planner: Andrew Arellano

Entitlement(s): CUP-25-0005, DPR-25-0006

Status:

- Entitlement is currently under review.



Project: Black Rock Coffee

Location: 1869 W. Foothill Boulevard (APN: 1006-573-13)

Zoning: Commercial/Office Mixed-Use (C/O-MU)

Description: Construct a new 1,484 square foot drive-through coffee shop with indoor seating.

Applicant: Nicholas Salazar (Atwell of California, LLC)

Planner: Andrew Arellano

Entitlement(s): CUP-25-0010, DPR-25-0011

Status:

- Entitlement is currently under review.



CITY COUNCIL DISTRICT NO. 2

Project: Upland Oncology Center

Location: 1113 N. Alta Avenue (APN: 1045-472-05)

Description: 3,361 square foot addition to an existing medical building for a new oncology center.

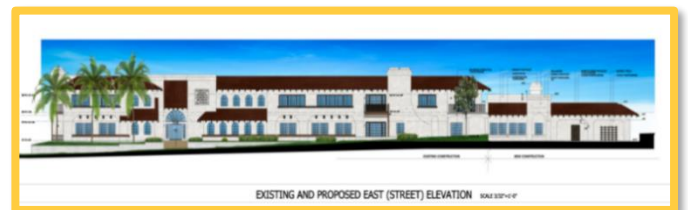
Applicant: John Rix, Architectronix

Planner: Andrew Arellano

Entitlement(s): AD-22-0011, AD-25-0004

Status:

- Entitlement was approved on July 5, 2023.
- Construction plans are currently under review.
- A one-year extension of time request has been approved, extending the entitlement to July 5, 2026.



Project: Alta Medical Plaza Condominium Map

Location: 1113 N. Alta Avenue (APN: 1045-472-05)

Description: Convert an existing two-story 21,170 square foot building into fourteen (14) medical office (non-residential) condominiums through approval of a parcel map for condominium purposes.

Applicant: Serge Bonaldo

Planner: Andrew Arellano

Entitlement(s): TM-25-0001 (TPM-20937)

Status:

- Approved by the Planning Commission on August 27, 2025.



Project: Colony Condos

Location: 1160 E. 19th Street. (APN: 1044-122-02)

Description: A 60-unit for sale condominium development. The project will consist of 7 levels of residential units and resident serving amenities over 2 levels of subterranean garage.

Applicant: Colonies Partners L.P.

Planner: Mike Poland

Entitlement(s): DPR-20-0008, TTM 20278, AD-22-0006, AD-23-0009, AD-24-0009

Status:

- Entitlements were approved by the Planning Commission on December 9, 2020.
- Three 1-year extension of time requests have been approved, extending the entitlement to December 9, 2025. AB 2729 extended the expiration date to June 9, 2027.



Project: Villa Serena

Location: 15th Street, between Fernando Avenue and Monte Verde Avenue (APN: 1045-121-04)

Description: 65 for-sale detached single-family homes.

Applicant/Developer: The Colonies Partners LP

Planner: Joshua Winter

Entitlement(s): SP-23-0002, GPA-23-0002, ZC-23-0002, TT-23-0001, DPR-23-0002, EAR-23-0003

Status:

- City Council approved the project on June 9, 2025.
- Construction plans have been submitted and are under review.



Project: Nisbit Property Subdivision

Location: 200 E. 13TH Street (APN: 1045-542-17)

Description: Subdivision of a 2.22-acre residential property into eight residential lots, ranging in size from 10,000 square feet to 14,925 square feet, for future development of seven new single-family residences, with the existing historic Tays/Nisbet House to remain on its own residential lot.

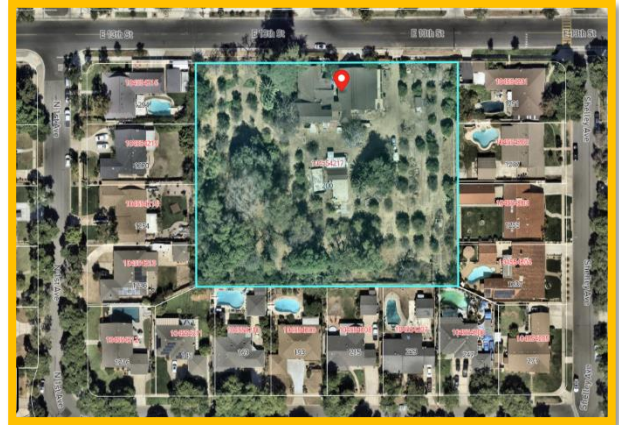
Applicant/Developer: Luis Chang

Planner: Jessica Anaya

Entitlement(s): TT-25-0002

Status:

- Entitlement application has been submitted and is currently under review.



Project: The Colonies Self Storage Building

Location: SEC of 20th Street & N. Campus Avenue (APN: 1044-102-08)

Description: A 164,570 square foot multi-story public storage building in the Colonies.

Planner: Mike Poland

Entitlement(s): CUP-21-0006, DPR-21-0004, AD-23-0005, AD-24-0005

Applicant/Developer: 1784 Capital Holdings LLC

Status:

- Conditional Use Permit approved June 23, 2021. Development Plan Review approved July 28, 2021.
- City Council approved SV-25-0002 to vacate a portion of public utility easement on the property associated with a water line relocation on June 9, 2025.
- Grading permits have been issued and pad has been certified.
- Construction plans have been approved.



Project: SAWCO Office Headquarters

Location: 400 East 20th Street (APN: 1044-091-22)

Description: General Plan Land Use Designation of the property from Single-Family Residential Low to Institutional; to amend the Zoning District of the property from Residential Single-Family Low (RS-10) to Public/Institutional (PB/I); and construct a new 3,698 square foot office headquarters and 4,066 square foot maintenance building and yard for San Antonio Water Company.

Applicant/Developer: CEDG Architects/Erik Peterson for San Antonio Water Company

Planner: Joshua Winter

Entitlement(s): GPA-24-0004, ZC-24-0004, DPR-24-0008, EAR-24-0003

Status:

- The Initial Study/Mitigated Negative Declaration was released for public review. The public review period ran from August 14, 2025 to September 15, 2025.
- Planning Commission recommended approval to the City Council on October 22, 2025.
- Approved by the City Council on January 12, 2026.



CITY COUNCIL DISTRICT NO. 3

Project: Roberts Campus Sports Bowl – Claremont McKenna College

Location: Southwest corner of Foothill Boulevard and Monte Vista Avenue (APNs: 1007-011-02, 03, 04, 05, 08)

Description: Minor revisions to the design of the previously approved plans for the Roberts Campus Sports Bowl, a college sports facility with 8 playing fields, associated small structures and on-site parking.

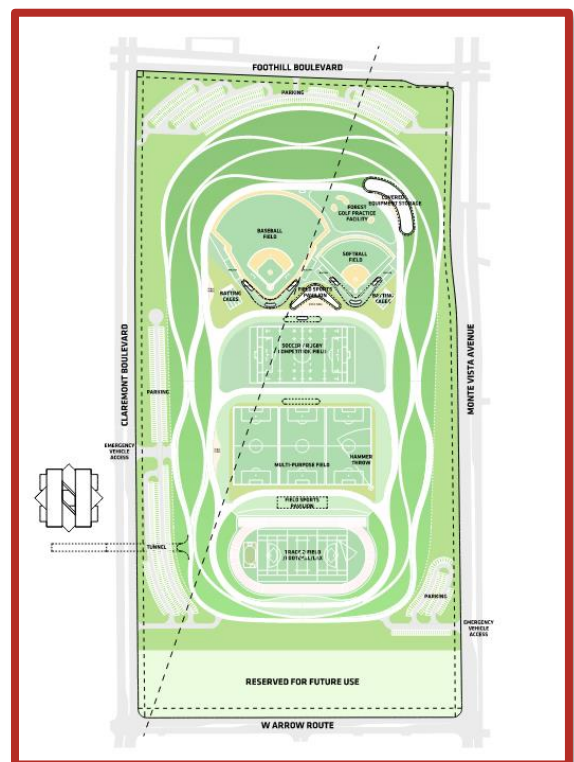
Applicant/Developer: Claremont McKenna College

Planner: Lorelee Farris

Entitlement(s): CUP-23-0005, EAR-23-0005, DPR-25-0002

Status:

- Planning Commission approved Project and adopted an Addendum to the previously Certified Environmental Impact Report on June 26, 2024.



- Development Plan Review for design review has been approved on December 16, 2025.
- Grading permit has been issued.
- Construction plans have been issued.

Project: West Foothill Development Project

Location: 1750-1780 W Foothill Blvd (APNs: 1007-091, 01, 02, 03)

Description: A 3,570 square foot retail/drive-thru building and four industrial condominium units within two multi-tenant industrial buildings, 45,476 square foot and 55,616 square feet in size on 6.05 acres.

Applicant/Developer: HPA, Inc.,

Planner: Joshua Winter

Entitlement(s): CUP-22-0001, DPR-22-0002, TPM-22-0002, ALUC-22-0001, EAR-22-0002

Status:

- Planning Commission approved the entitlement applications on January 24, 2024.
- Construction plans are currently under review.



Project: Quick Quack Car Wash

Location: 950 Monte Vista Avenue (APN : 1007-021-11)

Description: 2,596 square foot automated drive-thru car wash with ancillary vacuum stations

Applicant/Developer: Laguna Canyon Group

Planner: Mike Poland

Entitlement(s): DPR-23-0001, AUP-23-0005, ALUC-23-0001, EAR-23-0002

Status:

- Entitlement applications were approved by the Planning Commission on May 22, 2024.
- Grading and building permits have been issued.



Project: Huntington Drive Townhomes

Location: 1910 Huntington Drive (APNs: 1007-431-06, 08, 09, 10)

Description: A 39-unit three-story townhome development within 6 detached buildings on 1.38 acre and a Tentative Tract Map for condominium purposes.

Applicant/Developer: Jonathan Cook

Planner: Jessica Anaya

Entitlement(s): CUP 25-0001, DPR-25-0001, TT-25-0001, EAR-25-0001

Status:

- Applications are currently under review.



Project: Mountain Green Pads/McDonalds

Location: 233 S. Mountain Avenue (APN: 1008-101-02)

Description: A request to subdivide an existing 6.8-acre parcel that makes up the northern portion of the Mountain Green Shopping Center to create two additional pads for two new drive-thru restaurants, including one McDonalds restaurant and one speculative drive-thru for a future tenant (still to be determined).

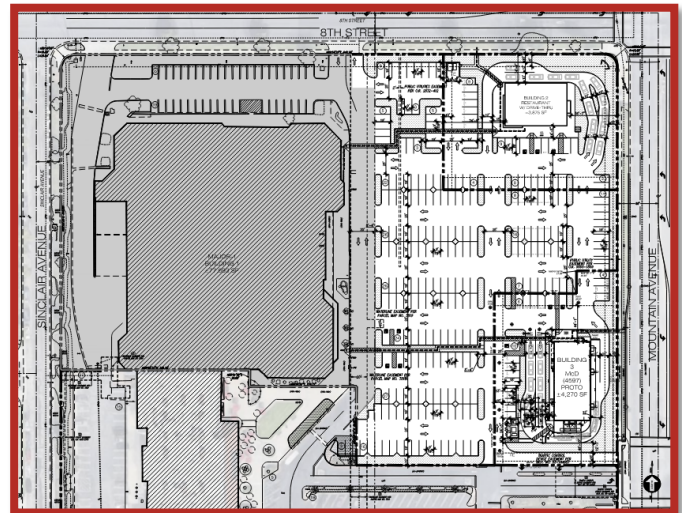
Applicant/Developer: DMP Properties, Brian Martini

Planner: Jessica Anaya

Entitlement(s): CUP-24-0009, CUP-24-0010, TPM-24-0001, DPR-24-0005, EAR-24-0002

Status:

- Project was approved by the Planning Commission on July 23, 2025.
- Final map is pending approval and recordation.



Project: 9th Street Apartments

Location: 1739 W 9th Street (APN: 1007-461-12, 21, 22)

Description: A request to construct a 20-unit, 2-story apartment complex, with a density bonus, and 3 units made available at the low-income affordability level.

Applicant/Developer: Jonathan Cook

Planner: Joshua Winter

Entitlement(s): DPR-23-0011, DB-23-0002, EAR-23-0007

Status:

- Entitlement applications are under review.



Project: Quick Quack Car Wash

Location: 60 N. Mountain Avenue (APN: 1007-561-14)

Description: A request to demolish an existing 5,270 square foot restaurant building and construct a 3,593 square foot automated drive-through car wash with self-service vacuum stall, landscaping, lighting, and site circulation improvements.

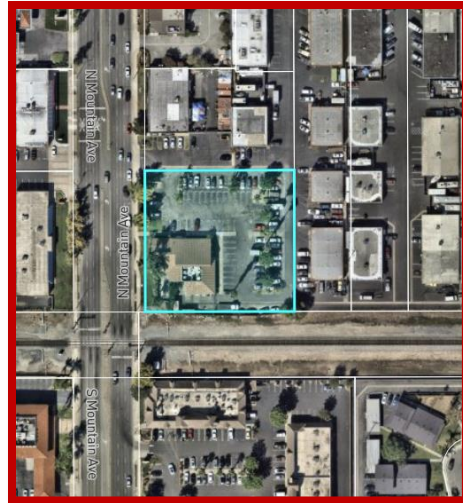
Applicant/Developer: John Steward, Schneider Real Estate Association

Planner: Joshua Winter

Entitlement(s): AUP-25-0027, DPR-25-0012, EAR-25-0007

Status:

- Entitlement applications have been submitted.



Project: Upland Event Center

Location: 1480 W. 9th Street (APN: 1007-601-18)

Description: A request for modifications to an existing 12,232 square foot event center, including a Type 47 ABC License for the service of beer, wine and distilled spirits as part of restaurant services, 1,462 square foot building addition, and a 3,040 square foot outdoor patio area.

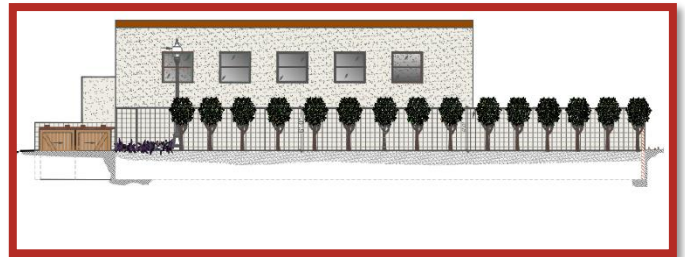
Applicant/Developer: Frank Chang

Planner: Joshua Winter

Entitlement(s): CUP-23-0008

Status:

- Planning Commission approved project on April 24, 2024.
- Grading and Construction plans have been submitted and are under review.



Project: Starbucks at College Park

Location: 2430 Arrow Rte (APN: 1007-371-12)

Description: Construction of a 2,434 square foot drive-through coffee shop for “Starbucks Coffee” on an existing vacant pad within the College Park shopping center.

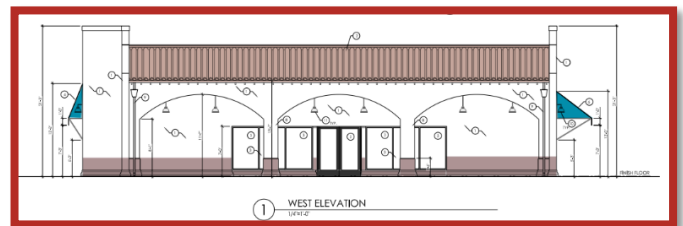
Applicant/Developer: College Park Retail Pads, L.P.

Planner: Andrew Arellano

Entitlement(s): CUP-25-0004, DPR-25-0007

Status:

- Planning Commission approved the project on July 23, 2025.
- Grading and Construction plans have been submitted and are under review.



Project: Buffalo Grove

Location: 1812-1816 W. Foothill Boulevard (APNs: 1007-061-23 and 1007-061-08)

Description: Establish a new Specific Plan to develop a planned residential development including 72-detached single-family residences on 4.5 gross acres. Homes are proposed to have 3 plan types that range in size from 1,695 square feet to 1,958 square feet. The project includes a General Plan Amendment, to amend the General Plan designation from Commercial/Industrial Mixed-Use (C/I-MU) to Specific Plan, a Zone Change to amend the zoning designation to the proposed Specific Plan, and a Tentative Tract Map to subdivide the property. The project includes the demolition of existing structures on-site.

Applicant: Century Communities

Planner: Joshua Winter

Entitlement(s): SP-25-0002, GPA-25-0002, ZC-25-0001, TT-25-0004 (TTM 20810), EAR-25-0002

Status:

- Entitlement is currently under review.
- A workshop will be held at a special meeting of the Planning Commission on March 12, 2026.



Project: Arrow Townhomes

Location: 911 W. Arrow Highway (APNs: 1007-181-01, 1007-181-02, 1007-181-03, 1007-181-04, 1046-321-43)

Description: Develop a 124-unit two and three-story townhome development and subdivide 6.13 gross acres with a vesting Tentative Tract Map for condominium purposes.

Applicant: Regent Land Company

Planner: Lorelee Farris

Entitlement(s): TT-25-0003, DPR-25-0004, EAR-25-0003

Status:

- Zoning Designation was changed to Residential Multi-Family Low (RM-20) in the Housing Element Rezoning Program
- Entitlement is currently under review.



CITY COUNCIL DISTRICT NO. 4

Project: Downtown Parking Structure

Location: East side of N First Avenue, North and South of E C Street (APNs: 1046-402-02, 03, 04, 05, 06, 07, and 08)

Description: Exploring options to develop a parking structure in Downtown Upland on the site of City-owned parking lot(s).

Applicant: City of Upland

Planner: Joshua Winter

Entitlement: DPR-24-0007

Status:

- Four Public Workshops were held in July, August, and September 2024.
- Project received a recommendation of approval from the Planning Commission on August 27, 2025.
- Approved by the City Council on October 13, 2025.
- Construction plans are in development.



Project: IVRS Juvenile Residential Care Facility

Location: 1260 E Arrow Hwy (APN: 1046-471-41)

Description: A request to construct a 2-story, 12,000 square foot building to be used as a 16-patient juvenile residential care facility serving adolescents ages 12-17 with a primary diagnosis of a substance use disorder.

Applicant: Leslie Lombard, Urban Concepts

Planner: Joshua Winter

Entitlement: DPR-24-0006

Status:

- Entitlement application has been approved.
- Grading and building permits have been issued.
- Construction is underway.



Project: Washington St Condominiums

Location: South side of Washington Street, approximately 155 ft west of 6th Avenue (APNs: 1046-433-25)

Description: 7-unit residential condominium units, with three duplexes and 1 single unit.

Applicant: Crestwood Communities

Planner: Joshua Winter

Entitlement(s): DPR-24-0002, TT-24-0001

Status:

- Entitlement applications were approved by the Planning Commission on May 22, 2024.
- Final tract map has been submitted and is under review.
- Construction plans have been submitted and are under review. A grading permit, off-site improvement permits, wall/fencing permit, and photometric/lighting permits has been issued.



Project: Magnolia Villas

Location: 255 E. Stowell Street (APN: 1046-605-01)

Description: 93-unit multi-family affordable housing building

Applicant: Euclid Housing LP

Planner: Joshua Winter

Entitlement(s): DPR-23-0005

Status:

- Project was approved by the Planning Commission on November 20, 2024.



Project: Euclid Villas

Location: 120 N. Euclid Avenue (APN: 1046-605-03)

Description: 81-unit multi-family affordable senior housing building and a 1,500 square foot commercial building.

Applicant: Euclid Housing LP

Planner: Joshua Winter

Entitlement(s): DPR-23-0006

Status:

- Project was approved by the Planning Commission on November 20, 2024.



Project: Towns on First by City Ventures

Location: Northwest corner of 1st Avenue and A Street (APNs: 1046-591-08, 09, 10, 11, 12, 13)

Description: 32-unit townhome condominium units, 5 of which will be made available at low-income affordability levels.

Applicant: City Ventures Homebuilding, LLC

Planner: Lorelee Farris

Entitlement(s): DPR-23-0008, TT-23-0002

Status:

- Entitlement applications were approved by the Planning Commission on October 25, 2023.
- Grading and building permits have been issued and construction is underway.
- Three of the four buildings have received final inspections.
- Building four is under construction.



Project: Memorial Park Water Tower

Location: 1290 E. Foothill Boulevard (APN: 1046-131-03) – Memorial Park

Description: 70-foot-tall wireless telecommunications tower disguised as a water tower.

Applicant: Smartlink Group (c/o AT&T)

Planner: Joshua Winter

Entitlement(s): CUP-23-0004, DPR-23-0003

Status:

- Entitlement applications were approved by the Planning Commission on March 27, 2024.
- Building permit has been issued.



Project: Vernon Drive Apartments

Location: 649 W. Vernon Drive (APN: 1046-341-02)

Description: 24-unit apartment complex with 4 units made available at the low-income affordability level

Applicant: Jason Hsaio

Planner: Joshua Winter

Entitlement(s): CUP-22-0006, DPR-22-0005, DB-22-0001, EAR-22-0004

Status:

- Entitlement application is currently under review with the Planning Division.



Project: Upland Packing House

Location: 401 A Street - Northeast corner of "A" Street, between 5th Avenue and 6th Avenue (APNs: 1046-582-01, 13, 14, 15, 16, 17, 18, 19, 20)

Description: Development of a 111-unit multi-family residential project.

Applicant: Dieppe Dorchester Corporation

Planner: Mike Poland

Entitlement(s): SP-15-13, DR-15-33, SV-16-04, EAR-0041, AD-24-0011

Status:

- Construction documents are under review.
- Time Extension request approved, extending expiration date to June 24, 2026.



Project: Firefly Cottage

Location: 234 Arrow Highway (APNs: 1046-383-07, 08)

Description: A 2,642 square foot restaurant/bakery.

Applicant/Developer: The Firefly Cottage LLC

Planner: Mike Poland

Entitlement(s): AUP-18-05, SP-18-04, DR-18-05, EAR-0062

Status:

- Entitlement applications were approved on June 7, 2018.
- Grading and building permits have been issued and construction is underway.



Project: Upland Apartments

Location: 100 N. 13th Avenue (APN: 1046-532-01)

Description: Four (4) for-rent apartments.

Applicant/Developer: Amy Braun AIA

Planner: Lorelee Farris

Entitlement(s): B202100380

Status:

- Construction documents are under review.
- Grading has been completed and a building permit has been issued.



Project: Mesa Court Apartments

Location: 708 Mesa Court.

Description: 60 for-rent 2-story apartment units (APN: 1046-102-13)

Applicant/Developer: Soroush Rahbari, AIA

Planner: Joshua Winter

Entitlement(s): CUP-19-05, TPM-19-01, SP-19-02, DR-19-02, EAR-0079, AD-22-0001, AD-22-0012, AD-23-0013

Status:

- Entitlement applications were approved by the Planning Commission on January 22, 2020.
- Extensions have been approved extending the expiration date of the entitlements to January 22, 2025. AB 2729 extended the expiration date to July 23, 2026.
- Construction documents have been approved.



Project: Kiva Apartments

Location: 1252 E. 7th Street (APN: 1047-181-02)

Description: 66 3-story for-rent apartment units.

Applicant/Developer: KIVA LLC.

Planner: Joshua Winter

Entitlement(s): CUP-20-0003, SPR-20-0004, EAR-20-0002, AD-22-0004, AD-23-0007, AD-24-0006

Status:

- Entitlement applications were approved by the Planning Commission on July 8, 2020.
- Extension has been submitted to extend the expiration date of the entitlements to July 8, 2025. AB 2729 extended the expiration date to January 6, 2027.
- Construction plans are currently under review.



Project: Foothill Self Storage

Location: 1382 E. Foothill Boulevard (APN: 1046-141-08)

Description: Proposed 4-story, 153,331 square foot self-storage building with 3,881 square feet of retail space and a 2,582 square foot drive-thru fast-food restaurant.

Applicant/Developer: Sorsirs, Inc.

Planner: Joshua Winter

Entitlement(s): SV-20-0001, TPM-20-0001, DPR-20-0014, CUP-20-0011, AD-23-0008

Status:

- Entitlement applications were approved by the City Council on November 8, 2021.
- Two one-year extensions were approved to extend the expiration date of the entitlements to November 8, 2025.
- A grading and building permit has been issued. Construction is underway.



Project: Gas Station Remodel

Location: 177 E Arrow Hwy (APN: 1046-252-14)

Description: Remodel of an existing gas station and conversion of internal office area to a convenience store.

Applicant/Developer: Mike Ahmadi, Gawfco Enterprises, Inc.

Planner: Jessica Anaya

Entitlement(s): DPR-24-0004

Status:

- Entitlement application was approved on September 23, 2025.



Project: E. 9th Street Condominiums

Location: 1213 E 9th St. (1046-461-11, -10)

Description: 11-unit, 3-story condominium project within three detached buildings

Applicant/Developer: Chao Hu

Planner: Andrew Arellano

Entitlement(s): TT-24-0002, CUP-25-0002, DPR-24-0009, EAR-24-0004

Status:

- Planning Commission approved project on June 25, 2025.



Project: Black Rock Coffee Bar

Location: 1382 E. Foothill Boulevard (APN: 1046-141-08)

Description: Design review for the construction of a 1,490 square foot drive-thru coffee shop

Applicant/Developer: Black Rock Development Company, LLC

Planner: Andrew Arellano

Entitlement(s): CUP-20-0011, DPR-25-0010

Status:

- Conditional Use Permit No. 20-0011 was approved by the City Council on November 8, 2021 for the drive-thru use.
- Development Plan Review No. 25-0010 is currently under design review for the drive-thru.
- The project will be heard by the Planning Commission for design review on April 22, 2026.



Downtown – City Commercial Rehabilitation

Project: RAD Coffee (Façade Improvements)

Location: 232 N. Second Avenue (APN : 1046-403-03)

Description: Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

Applicant/Developer: Rachel Winetsky

City Contact: Giovanni Arellano, Rehabilitation Programs Administrator

Status:

- Façade improvements are underway.



Project: The Independent Order of Odd Fellows (Façade Improvements)

Location: 233 N. Second Avenue (APN 1046-402-18)

Description: Applicant will make façade improvements to include exterior painting and canopy.

Applicant/Developer: Paul Draper

City Contact: Giovanni Arellano, Rehabilitation Programs Administrator

Status:

- Façade improvements are out to bid.



City Parks, Open Space, and Rehabilitation Projects

Project: Tom Thomas Magnolia Plaza along the Pacific Electric Trail

Location: Between 2nd Avenue and 3rd Avenue at the Pacific Electric Trail (APN: 1046-393-02)

Description: Downtown Urban Plaza

Status:

- Conceptual plan has been approved.
- Construction plans have been finalized.
- Bid was awarded for construction.



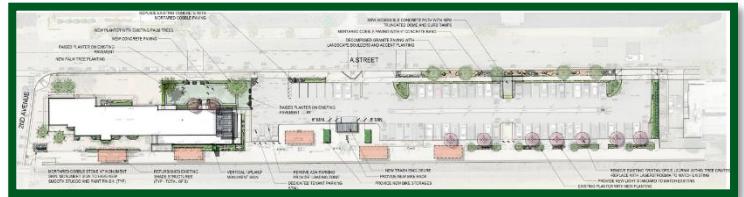
Project: Santa Fe Depot Rehabilitation Project

Location: 210-220 E A Street (APN: 1046-583-08)

Description: Rehabilitation of the Historic Downtown Upland Santa Fe Depot Station, including repainting the building and canopies, creating a covered outdoor patio area, as well as landscaping, bicycle storage, lighting, parking lot, and signage improvements.

Status:

- A public workshop was held with the Planning Commission on January 28, 2026 to receive early comments and feedback.
- A public workshop was held with the City Council on March 9, 2026 and will return to a future workshop on April 13, 2026.



**Have questions on any projects found on this list?
Please contact the Planning Division at (909) 931-4130.**