



Economic Development Committee Meeting

June 6, 2022

4:00 PM

Carnegie Building, 123 East D Street

-
1. CALL TO ORDER AND ROLL CALL
 2. ORAL COMMUNICATIONS
 3. DEVELOPMENT HIGHLIGHTS IN UPLAND
 4. UPDATE ON REAL PROPERTY NEGOTIATIONS
 5. SUMMARY ON THE ICSC CONFERENCE 2022

NOTE: All Agenda items and back-up materials are available for public review at the Upland Public Library, downstairs reference desk at 450 North Euclid Avenue, the City Clerk's Office at 460 North Euclid Avenue and the City website at www.uplandca.gov.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909.931.4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

POSTING STATEMENT: On June 2, 2022, a true and correct copy of this agenda was posted at 123 E. D Street (Carnegie Building), on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library), 460 N. Euclid Avenue (Upland City Hall), and on the City's website at www.uplandca.gov



STAFF REPORT

ITEM NO. 3.

DATE: June 6, 2022
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
GIOVANNI ARELLANO, REHABILITATION PROGRAM ADMINISTRATOR
SUBJECT: DEVELOPMENT HIGHLIGHTS IN UPLAND

RECOMMENDED ACTION

It is recommended that the Economic Development Committee ("Committee") receive the presentation on development highlights.

GOAL STATEMENT

The proposed action supports the City's goal of keeping the Economic Development Committee, City Council, and Community informed on current development projects underway in the City.

BACKGROUND

The Development Services Department prepares and periodically updates a "Development Highlights Report" which provides the community, real estate brokers and developers a snapshot of what is occurring in Upland. This report is available in hard copy and on the City's website under Development Services Department's webpage.

As part of the City's 5-Year Economic Development Action Plan, one of the recommendations as the highest priority for achieving a sustainable balance is development of Historic Downtown Upland. The revitalization of the Downtown has been a focus of the Economic Development Division.

The City's innovative Business Assistance Attraction Program provides qualified businesses with financial assistance through a forgivable loan of up to \$50,000 by supporting economic

development activities. Additionally, through the Historic Downtown Commercial Rehabilitation Program, the City provides financial assistance to property owners and/or tenants to renovate commercial façade buildings within Upland's Historic Downtown, with grants of up to a maximum of \$30,000 per storefront.

ISSUES/ANALYSIS

This item is for informational purposes only and no action is required by the Committee. Staff will provide a brief update on the following items and answer questions that the Committee or the public attending the meeting may have:

- Status of development projects contained within the Development Highlights Report
- New development projects
- Status on the Business Assistance and Attraction Program
- Status on the Historic Downtown Upland Commercial Rehabilitation Program

FISCAL IMPACTS

There is no fiscal impact associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

Exhibit A: Development Highlights Report

Exhibit B: Status of Business Attraction and Assistance Program Applications

Exhibit C: Status of Commercial Rehabilitation Program Applications



DEVELOPMENT HIGHLIGHTS

CITY COUNCIL DISTRICT NO. 1

Project: Sycamore Hills PA3

Location: Baseline Road and Parkview Promenade.

Description: Development of 176 for-sale condominiums (93 detached and 83 attached units).

Planner: Joshua Winter

Applicant/Developer: KB Homes

Current Status:

- Condominiums are currently under construction.
- 1,515-2,185 Sq Ft.



Project: Bridge Point Upland Project

Location: NE corner of Central Avenue & Foothill Boulevard.

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

Planner: Mike Poland

Applicant/Developer: Bridge Development Partners

Current Status:

- Construction documents are currently under review.



CITY COUNCIL DISTRICT NO. 2

Project: Colony Condos

Location: 1160 E. 19th Street.

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.

Planner: Mike Poland

Applicant/Developer: Colonies Partners L.P.

Current Status:

- Approved by the Planning Commission on December 9, 2020.



Project: Villa Serena

Location: 15th Street, between Fernando Avenue and Monte Verde Avenue.

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

Planner: Joshua Winter

Applicant/Developer: KB Homes

Current Status:

- Revised applications are pending submittal



Project: Colonies Campus Center

Location: 1200 E. 20th Street.

Description: Gasoline station/car wash, a convenience store with beer and wine sales, and a quick service restaurant.

Planner: Mike Poland

Applicant/Developer: Ash Etemadian

Current Status:

- Building is currently under construction.



Project: Colonies Campus Center

Location: 1202 E. 20th Street.

Description: A 8,825 square foot mixed use building with two food suites and three retail suites. One of the food suites will have a drive thru.

Planner: Mike Poland

Applicant/Developer: Ash Etemadian

Current Status:

- Building is currently under construction.



Project: Chick-fil-A

Location: 1949 N. Campus Avenue.

Description: Additional drive-thru lane, new canopies over the order point and additional square footage to the building.

Planner: Joshua Winter

Applicant/Developer: Chick-fil-A

Current Status:

- Construction plans have been approved.



Project: Planet Car Wash

Location: 1300 E. 20th Street.

Description: A public 2,972 square foot car wash to be located at the southwest corner of the Ford of Upland site in the Colonies on E. 20th Street.

Planner: Mike Poland

Applicant/Developer: Planet Car Wash LLC

Current Status:

- Construction documents are approved.



Project: The Colonies Self Storage Building

Location: SEC of 20th Street & N. Campus Avenue.

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

Planner: Mike Poland

Applicant/Developer: 1784 Capital Holdings LLC

Current Status:

- Construction plans are currently under review.



CITY COUNCIL DISTRICT NO. 3

Project: Bullwinkle’s Family Fun Center

Location: 1500 W 7th Street

Description: Remodel of existing amusement park, including façade, parking lot, and interior improvements

Planner: Joshua Winter

Applicant/Developer: Valued Engineering

Current Status:

- Application is currently under review.



Project: Mixed Commercial/Industrial Development

Location: 1750-1780 W Foothill Blvd
Description: A 3,570 square foot retail 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.
Planner: Jacqueline Sisk
Applicant/Developer: HPA, Inc.
Current Status:

- Application is currently under review.



Project: T & T Industrial

Location: 1701 W. 11th Street.
Description: 2 office and warehouse buildings totaling 56,000 square feet.
Planner: Joshua Winter
Applicant/Developer: Francis Wang
Current Status:

- Construction documents are approved.



Project: Lennar at the Enclave

Location: W. Foothill Boulevard.
Description: Development of 192 residential units comprised of 116 detached condominium units and 76 attached condominium units on 15.6 acres.
Planner: Mike Poland
Applicant/Developer: Lewis Land Developers, LLC.
Current Status:

- Rough grading has been on-going.
- Building plans for Phase I are currently under review.



Project: San Antonio Apartments

Location: San Antonio and 9th Street.
Description: 6 for-rent apartments and 1 single-family detached home.
Planner: Joshua Winter
Applicant/Developer: Mario R. Sosa Herrera
Current Status:

- Buildings are currently under construction.



Project: Upland Central Commerce Center

Location: 1985 W. 11th Street.
Description: 4 industrial buildings totaling 71,384 square feet.
Planner: Joshua Winter
Applicant/Developer: Jennifer Moore Realty Group
Current Status:

- Buildings have been completed.



Project: Mountain Green Center

Location: 335 S. Mountain Avenue.
Description: A Chick-fil-A restaurant with drive-thru. Site of previous El Torito Mexican Grill.
Planner: Joshua Winter
Applicant/Developer: Kelsey Wu
Current Status:

- Demolition and building permits have been issued.



Project: Risen Bakery and Grill

Location: 1600 W. 9th Street.

Description: A bakery and sandwich shop.

Planner: Jacqueline Sisk

Applicant/Developer: Gabriel Boyadjian

Current Status:

- Building is currently under construction.



Project: Yellow Iron

Location: 2068 W. 11th Street.

Description: Proposed 5 building light industrial park totaling approximately 77,000 square feet, including a 6-lot subdivision.

Planner: Joshua Winter

Applicant/Developer: Yellow Iron Investments

Current Status:

Planning Commission approved planning entitlements on February 23, 2022



Project: Citrus Village Apartments

Location: 895 & 911 W. Arrow Highway.

Description: Proposed 199-unit senior housing project.

Planner: Joshua Winter

Applicant/Developer: Nick Hankins

Current Status:

Review of preliminary planning documents has been completed.



CITY COUNCIL DISTRICT NO. 4

Project: Upland Packing House

Location: 401 A Street (Northeast corner of "A" Street, between 5th Avenue and 6th Avenue).

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

Planner: Mike Poland

Applicant: Dieppe Dorchester Corporation

Current Status:

- Construction documents are under review.



Project: Firefly Cottage

Location: 234 Arrow Highway.

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

Planner: Mike Poland

Applicant/Developer: The Firefly Cottage LLC

Current Status:

- Grading plans are under review.



Project: Upland Apartments

Location: 13th Street and A Street.

Description: 4 for-rent apartments.

Planner: Jacqueline Sisk

Applicant/Developer: Amy Braun AIA

Current Status:

- Construction documents are under review.



Project: Mesa Court Apartments

Location: 708 Mesa Court.

Description: 60 for-rent 2-story apartment units.

Planner: Joshua Winter

Applicant/Developer: Soroush Rahbari, AIA

Current Status:

- Construction documents have been approved.



Project: Sage at Ninth (Phase 1)

Location: 1337 Bowen Street.

Description: 52 for-sale 2-story townhomes.

Planner: Mike Poland

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Currently under construction.
- Model homes are open.



Project: Sage at Ninth (Phase 2)

Location: 1344 E. 9th Street.

Description: 26 for-sale 2-story townhomes.

Planner: Mike Poland

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Demolition permits have been issued.
- Rough grading is currently in progress.
- Construction plans are currently under review.



Project: Starbucks

Location: 235 E. Foothill Boulevard.
Description: A drive-thru coffee shop.
Planner: Joshua Winter
Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Sizzlin building has been demolished.
- Construction documents are currently under review.



Project: Supermarket

Location: 275 E. Foothill Boulevard.
Description: A 35,000 square foot grocery store.
Planner: Jacqueline Sisk
Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Building is currently under construction.



Project: Kiva Apartments

Location: 1252 E. 7th Street.
Description: 66 3-story for-rent apartment units.
Planner: Joshua Winter
Applicant/Developer: KIVA LLC.

Current Status:

- Construction documents are under review.



Project: Medical Office Building

Location: 185 E. 7th Street.

Description: A 3,475 square foot medical office building.

Planner: Jacqueline Sisk

Applicant/Developer: Gaspar Belmar

Current Status:

- Planning entitlements have been approved.
- Construction documents are currently under review.



Project: Commercial/Office Shell Building

Location: 137 E. 7th Street.

Description: A 4,000 square foot commercial/office building.

Planner: Jacqueline Sisk

Applicant/Developer: Gaspar Belmar

Current Status:

- Planning entitlements are under review.



Project: Foothill Self Storage

Location: 1382 E. Foothill Boulevard.

Description: Proposed multi-story self-storage building with retail space and a drive-thru fast-food restaurant.

Planner: Joshua Winter

Applicant/Developer: Sorsirs, Inc.

Current Status:

Approved by the City Council on November 8, 2021.



Project: Rally's Hamburgers

Location: 1317 E. Foothill Boulevard.
Description: Remodel and redesign an existing restaurant (Taco King) to become a Rally's Hamburgers Restaurant.
Planner: Mike Poland
Applicant/Developer: Gary Wang Architects
Current Status:

- Construction for remodel is currently underway.



Project: RAD Coffee

Location: 232 N. 9th Street
Description: Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.
Planner: Giovanni Arellano
Applicant/Developer: Rachel Winetsky



Project: The Galley Restaurant

Location: 161 N. 2nd Avenue.
Description: Restaurant (The Galley Fish Grill). Project includes interior improvements and a new exterior front facade. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.
Planner: Mike Poland
Applicant/Developer: Rigo Rodriguez
Current Status:

- Construction continues on interior and façade improvements.



Project: Studio 429

Location: 222 E. 9th Street.

Description: New restaurant and bar.

Applicant has applied for City

Commercial Rehabilitation Program

façade improvement assistance.

Planner: Joshua Winter

Applicant/Developer: Alain Fournier

Current Status:

- Construction continues on interior tenant improvements.



Project: The Local Baker and Cafe

Location: 120 E. 9th Street

Description: Applicant has applied for City Commercial Rehabilitation Program

façade improvement assistance.

Planner: Giovanni Arellano

Applicant/Developer: Luis Acuna



Project: Simonis Optometry

Location: 155 N. Second Avenue

Description: Applicant has applied for City Commercial Rehabilitation Program

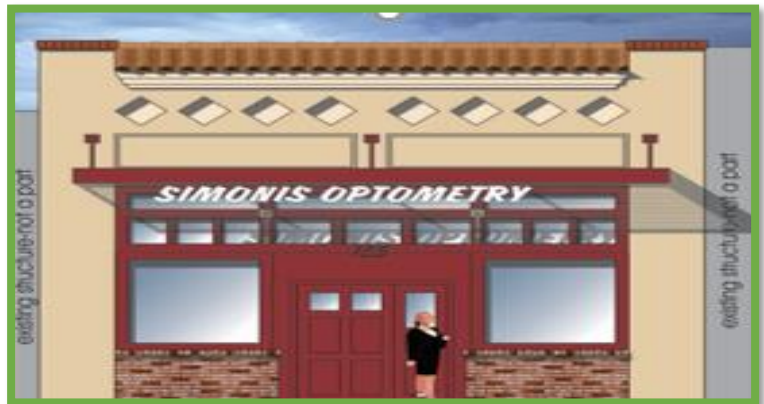
façade improvement assistance.

Planner: Giovanni Arellano

Applicant/Developer: Felicia Simonis

Current Status:

- Construction plans have been approved.



Project: Pro-Five Brewery

Location: 105 E. A Street.

Description: A microbrewery and coffee bar.

Planner: Jacqueline Sisk

Applicant/Developer: Nicolas Fuentes, Pro-Five Brewing Co. LLC

Current Status:

- Construction continues on interior tenant improvements.



Project: Taco Bout Good

Location: 291 N. Second Avenue #160.

Description: A restaurant with interior and façade improvements. Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

Planner: Giovanni Arellano

Applicant/Developer: Javier & Ricardo Tovar

Current Status:

- Construction continues on interior tenant improvements.



Project: Rose Glen Specific Plan

Location: 1400 E. Arrow Hwy

Description: 64 two-story single family detached residential homes.

Planner: Joshua Winter

Current Status:

- Planning entitlements are under review.



**Business Attraction and Assistance Program
FY 2021-2022
May 2022**

BAAP ACTIVE PROJECTS				
No.	Applicant/Business Name	Applicant's Street Address	Approved Funding Amount	Project Status
1	Studio Four29 Gastropub	222 E. 9th St.	\$ 50,000.00	Funds fully expended preparing escrow disbursement. Owner is working with contractor est. open date late Summer 2022
2	The Galley Fish Grill	161 N. Second Avenue	\$ 50,000.00	SBDC reviewing app. BAAP docs and TI underway est. open date Summer 2022
3	Taco Bout Good (TBG)	291 N. Second Avenue	\$ 50,000.00	Ownership changed from partnership to sole prop. Owner is locating new collateral for loan. Currently, no const.
4	Olde Magnolia Tea Room	201 N. 1st Avenue	\$ 25,000.00	Owners using funding for payroll and working capital
5	Pro 5 Brewery	105 E. A Street	\$ 50,000.00	SBDC reviewing app. BAAP docs and TI underway est. open date Summer 2022
6	Omo Mercado	259 E. Arrow	\$ 50,000.00	SBDC reviewing app. BAAP docs and TI underway est. open date Summer 2022
Funding Amount: \$ 275,000.00				
BAAP INQUIRY LIST				
No.	Applicant/Business Name	Applicant's Street Address	Proposed Funding Amount	Application Status
A	Terra Modern Kitchen	172 N. Second Ave.	\$ -	No response
B	Son of a Butcher	167 N. Second Ave.	\$ -	No response
C	Paris and Angel Boutique	No Address	\$ -	No response
D	Twisted Tapas (Proposed)	200 N. Second Ave.	\$ -	No response
E	Heirloom Upland	105 E. A Street	\$ -	No response
F	Summer Solstice Boutique	155 E. C Street	\$ -	No response
G	Wingsmith	Pending Site	\$ -	No response
H	Coffee and Cure Urban Café	Pending Site	\$ -	No response
I	Rooftop Restaurant	376 N. Second Ave.	\$ 50,000.00	Pending application
J	Barcuso Gastropub	151 N. Second Ave.	\$ 50,000.00	Pending application
K	Gastropub	101 N. Second Ave.	\$ 50,000.00	Pending application
Proposed Funding Amount: \$ 150,000.00				
PROGRAM NOTES: On going program, BAAP provides up to \$50K in a forgivable loan to sales tax producing businesses to locate in Downtown Upland, in exchange for creating full time equivalent jobs for low to moderate income persons.				

**Commercial Rehabilitation Program - Historic Downtown Revitalization Grant
FY 2021-2022
May 2022**

CRP ACTIVE PROJECTS						
No.	Applicant/Business Name	Applicant's Street Address	Date Application Submitted	New Business or Existing Business	Proposed Funding Amount	Project Status
1	RAD Coffee Co.	232 N. Seond Avenue	06/28/19	Existing Business	\$ 30,000.00	Out to bid
2	The Local Baker	120 E. 9th St.	02/15/18	Existing Business	\$ 30,000.00	In Construction
3	Simonis Optometry	155 N. Second Avenue	07/15/19	Existing Business	\$ 30,000.00	In Construction
4	Studio Four29	222 E. 9th St.	01/23/20	New Business	\$ 40,000.00	Out to bid
5	Sophies Hair Secret	182 N. Second Avenue	09/09/19	Existing Business	\$ 30,000.00	On Hold no funding available
6	The Galley Fish Grill	161 N. Second Avenue	08/31/20	New Business	\$ 40,000.00	In Construction
7	Taco Bout Good	291 N. Second Ave #160	09/17/20	New Business	\$ 30,000.00	On Hold until BAAP secured
8	The Oddfellows	233 N. Second Avenue	09/10/20	Existing Business	\$ 30,000.00	Pending GRC/CC approval
9	Pro 5 Brewing Co.	105 E. "A" Street	01/29/21	New Business	\$ 40,000.00	Out to bid
10	Omo Mercado	259 E. Arrow	01/16/22	New Business	\$ 30,000.00	Out to bid
				Total	\$ 330,000.00	

CRP INQUIRY LIST						
No.	Applicant/Business Name	Applicant's Street Address	Date of Initial Contact	New Business or Existing Business	Funding Amount Requested	Application Status
A	Argo Optometry	300 N. Euclid Ave.	07/15/19	Existing Business	\$ -	Terminated -Never responded
B	Rest.)	200 N. Second Avenue	12/05/19	<i>New Business</i>	\$ -	Terminated -Never responded
C	Heirloom Upland	105 E. "A" Street	01/29/20	<i>New Business</i>	\$ -	Terminated -Never responded
D	Summer Solstice Boutique	155 E. C Street	11/12/20	New Business	\$ -	Terminated -Never responded
E	Rooftop Bar	376 N. Second Ave.	03/17/21	New Business	\$ 40,000.00	Pending Tenant Selection
F	Wingsmith	200 N. Second Avenue	04/06/21	New Business	\$ -	Terminated -Never responded
F	Inspyre Design and Retail	164 N. Second Ave.	04/29/21	New Business	\$ -	Program inquiry only
G	Upland Café	270 N. Second Ave.	04/29/21	New Business	\$ -	Terminated -Never responded
H	Hollywood Hair Bar	155 E. C Street	04/29/21	New Business	\$ -	Program inquiry only
I	Barcuso	151 N. Second Avenue	08/09/21	New Business	\$ 40,000.00	Pending site selection
J	Gastropub	101 N. Second Avenue	03/21/21	New Business	\$ 40,000.00	On Hold
K	Little Shop of Hairdos	172 N. Second Avenue	03/21/21	Existing Business	\$ 30,000.00	On Hold
L	Jim Bones BBQ	Pending Site	04/01/21	New Business	\$ 40,000.00	Currently looking for site in DT
				Total	\$ 190,000.00	

PROGRAM NOTES: On going program, CRP provides up to \$30K worth of city approved facade improvements to eligible downtown businesses; applicant must sign a 5-year maintenance covenant with the City. If lead or asbestos is discovered, as determined by a City lead or asbestos report, up to \$15K can be additionally granted for abatement costs. Up to an additional \$10K for facade improvements can be provided by the City if the Applicant provides a \$1:\$1 match (Totaling \$40K from City and \$10K from Applicant for \$50K worth of facade improvements).



STAFF REPORT

ITEM NO. 4.

DATE: June 6, 2022
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
SUBJECT: UPDATE ON REAL PROPERTY NEGOTIATIONS

RECOMMENDED ACTION

It is recommended that the Economic Development Committee ("Committee") receive the update on real property negotiations.

GOAL STATEMENT

The proposed action supports the City's goal for a sustainable business environment that supports local entrepreneurial growth and attracts commercial and industrial investment and revitalization.

BACKGROUND

City staff has been in negotiations to sell four City-owned properties within the City. The four property locations are as follows:

- Vacant 0.48-acre site at Washington Boulevard and 6th Avenue
- 0.99-acre site at the northwest corner of First Avenue and A Street
- 3.8-acre industrial zoned site at 1737 W. Arrow Route, west of Benson Avenue
- 650 square foot portion within a City parking lot, adjacent to 101 N. 2nd Avenue

ISSUES/ANALYSIS

This item is for informational purposes only and no action is required by the Committee.

The following is a summary of the real property negotiations currently underway by City staff within the Development Services Department:

Washington Boulevard and 6th Avenue Site

The City issued a request for proposal on January 6, 2022 with proposals due February 10, 2022 for the purchase and development of the 0.48 acre site, located at the southwest corner of Washington Boulevard and 6th Avenue. As part of the process, the City received two proposals and selected George Gibson Jr. Construction to purchase the City-owned property for the purposes of residential development and enter into a purchase and sale agreement. George Gibson Jr. has been developing high quality residential and commercial projects over the last 40 years.

The developer is proposing to build an 8-unit town-home style apartment project, consistent with the development standards within the City's Historic Downtown Upland Specific Plan. The City's legal team and staff are currently in the process of preparing a draft agreement for the City Council's consideration at a future meeting. Attached to this report is a site plan as submitted by the developer. (See Exhibit A)

First Avenue and A Street Site

As part of the Surplus Land Act process, the City sent out a Notice of Availability on August 17, 2020, and completed a 60-day Notice of Interest period to receive offers from organizations on the California Department of Housing and Community Development's (HCD) list for the approximately 1-acre City-owned site at the northwest corner of First Avenue and A Street and consisting of 6 parcels. City Ventures submitted a proposal for the purchase of the site for the purposes of a for-sale residential development.

The developer is proposing to build a high-end multi-family residential development, with an affordability component. The development will consist of 29, 3-story attached townhome development with a 15% affordability component or 5 units. City Ventures is a fully integrated urban residential and mixed use developer and homebuilder with significant experience in urban development, project management, and homebuilding in California.

The City Attorney and staff are in the process of finalizing a draft Disposition and Development Agreement (DDA) for the City Council's consideration at a future meeting. Attached to this report is a site plan for the project. (See Exhibit B)

1737 W. Arrow Route

The City issued a Request for Proposal with proposals due April 11, 2022 for the approximately 3.8-acre City-owned site located at 1737 W. Arrow Route, west of Benson Avenue. As part of the process, the City received six proposals, the proposal submitted by Yellow Iron Real Estate was selected by the City Council. Yellow Iron intends to build to suit for a seafood distributor, Noordzee International. The project proposed entails a cold storage facility that will include a fish market and seafood restaurant and microbrewery within a 75,700 square foot building. This would consist of a 7,500 square foot area for the seafood market/restaurant and microbrewery, a 7,500 square foot office, and a 60,700 square foot cold storage area.

Yellow Iron is an industrial and commercial developer with recent experience in Upland having entitled a 77,000 square foot industrial park on 11th Street.

The City Attorney and staff are currently reviewing the draft Disposition and Development Agreement along with the developer. The City Council approves DDA's and this one will be placed on a City Council agenda for consideration on a forthcoming meeting. A conceptual site plan for the project is attached to this report. (See Exhibit C)

650 square foot portion of a City parking lot, adjacent to 101 N. 2nd Avenue

On May 9, 2022, the City Council adopted a Resolution declaring pursuant to Government Code Section 54221(f)(1)(B), that the real property owned by the City, a 650 square foot portion within a City-owned parking lot, which currently is a landscaped planter adjacent to the rear of 101 N. Second Avenue, is exempt surplus land and can be sold to the owner of the contiguous building to the east.

The adjacent property owner, Mark Davidson, recently purchased 101 N. 2nd Avenue, and intends to open a full service gastropub restaurant within the 2,500 square foot building. He also intends to build an outdoor covered seating area behind the building for additional seating, which is necessary to make a restaurant viable and to provide an outdoor dining experience that is in demand.

On May 23, 2022, the City Council adopted a resolution finding that the public interest and convenience require the sale of this real property and declared its intent to sell the property and set a hearing date for consideration of the Purchase and Sale Agreement on June 13, 2022 City Council meeting. (See Exhibit D)

FISCAL IMPACTS

There is no fiscal impact associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

Exhibit A: Aerial Map - Washington Boulevard and 6th Avenue

Exhibit A-1: Site Plan - Washington Boulevard and 6th Avenue

Exhibit B: Aerial/Site Plan - First Avenue and A Street

Exhibit C: Aerial Map - 1737 W. Arrow Route

Exhibit D: Aerial Map - 650 sf portion adjacent to 101 N. 2nd Avenue

Aerial Map

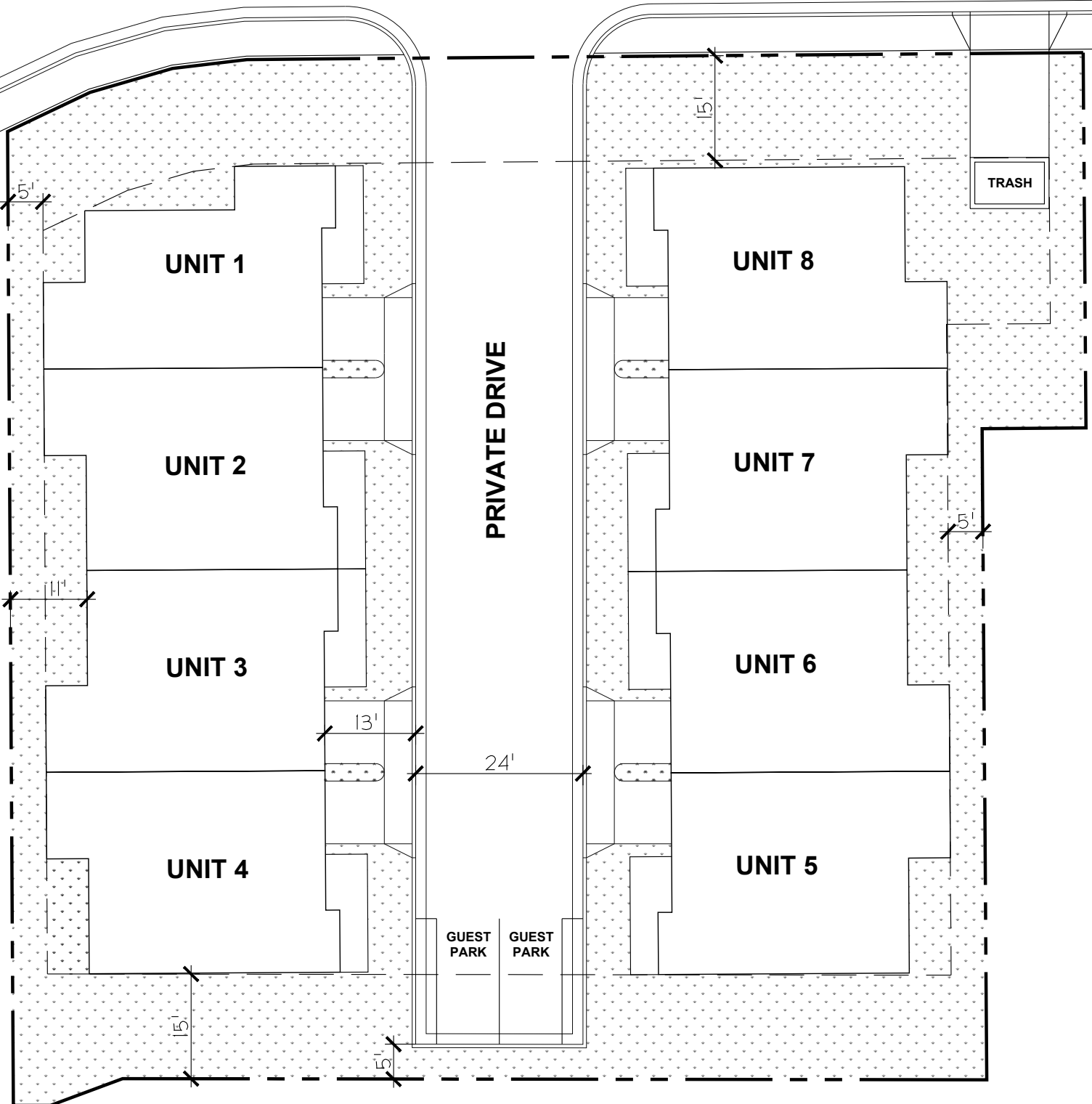


George Gibson

CONCEPTUAL PLOT PLAN

APN: 1046-433-25-0000

WASHINGTON BLVD.





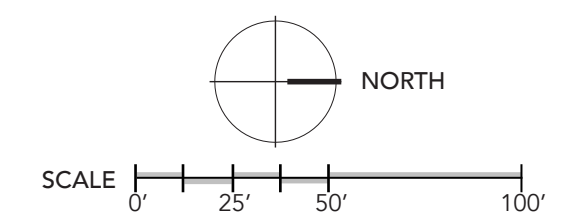
Solution B - Interlocking+Dbooster & Row Townhomes (21x39) 11.10.2020

RESIDENTIAL PARCEL TABULATION

Site Area							0.99 ac
3 LEVEL TOWNHOMES							29 units
		Garage	Patio	Deck	Roof	Total	Beds
1	3B/2C/Den	1300	500	0	70	0	3
2	4B/2C	1325	500	0	90	0	3
3	3B/2T	1350	510	100	45	0	3
4	4B/2C	1650	400	120	80	0	4
5	3B/2C/Den	1650	400	0	80	0	4
							80
							14
Parking							73 cars
Garage							58
Guest							15
Offsite							0
Open Space							5,925 sf
Private							3,125 sf
Common							2,800 sf
Density Ratios							
Homes							29.3 du/ac
Parking							2.5 car/du
Parking - Onsite Only							2.5 car/du
Open Space per Unit							204 sf/du

OVERALL SITE

ACREAGE	0.99 Acres		
DENSITY	29.3 du/ac		
FAR	1.32		
RESIDENTIAL	29 Units		
RESIDENTIAL Sellable SF	44,325 SF		
OPEN SPACE	5,925 SF		
PARKING	73 cars	73 cars	Req.
		58 cars	2 per home
		15 cars	.5 per home



29du SOLUTION

November 10, 2020
#20031



STAFF REPORT

ITEM NO. 5.

DATE: June 6, 2022
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
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SUBJECT: SUMMARY ON THE ICSC CONFERENCE 2022

RECOMMENDED ACTION

It is recommended that the Economic Development Committee ("Committee") receive the summary on the Innovative Commerce Serving Communities (ICSC) conference in Las Vegas.

GOAL STATEMENT

The proposed action supports the City's goal for a sustainable business environment that supports local entrepreneurial growth and attracts commercial and industrial investment and revitalization.

BACKGROUND

City staff attended the Innovative Commerce Serving Communities (ICSC) conference in Las Vegas from May 22 to May 23, 2022.

The ICSC conference is an annual real estate event with commercial developers, industry experts, retailers, and brokers for the benefit of shopping centers. At this year's conference, there were over 20,000 leaders in the marketplaces industry in attendance.

ICSC is a member organization for industry advancement, and promotes and elevates the marketplaces and spaces where people shop, dine, work, play and gather as foundational and vital ingredients of communities and economies.

ISSUES/ANALYSIS

City staff attended this year's ICSC conference to promote development opportunities and to assist with filling vacancies within existing shopping centers in Upland. In preparation for the event, staff identified available retail spaces for lease and for sale and created a packet of information, to include the "Discover Upland" brochure, to provide to retailers and developers. In addition, staff put together Upland swag which were provided to retailers and developers interested in Upland. City staff met with various representatives from the shopping center industry including:

- DMP Properties - owner of the Mountain Green Shopping Center, located on Mountain, north of the Interstate 10 Freeway
- Primestor - a development firm, interested in opportunities in Upland
- Progressive Real Estate Partners - broker representing the Red Hill Plaza located at Foothill Boulevard and Grove Avenue.
- Lewis Retail Centers - part of Lewis group of companies in Upland
- Foothill Partners - real estate development firm

Staff also obtained contact information for various hotel brand operators to follow up to identify interest in locating a hotel in Upland. In addition, City staff met with representatives of the San Bernardino County Economic Development Agency and provided "Discover Upland" brochures to place within their informational kiosks at their County booth.

This item is informational only and no action is required by the Committee.

FISCAL IMPACTS

There is no fiscal impact associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

No Attachments Available