



Economic Development Committee Meeting

March 6, 2023

4:00 PM

Carnegie Building, 123 East D Street

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1. CALL TO ORDER AND ROLL CALL
 2. ORAL COMMUNICATIONS
 3. DISCUSSION ON DEVELOPMENT AND DOWNTOWN ACTIVITY

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 February 28, 2023, 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: March 6, 2023
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: MICHAEL BLAY, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
GIOVANNI ARELLANO, REHABILITATION PROGRAM ADMINISTRATOR
SUBJECT: DISCUSSION ON DEVELOPMENT AND DOWNTOWN ACTIVITY

RECOMMENDED ACTION

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

GOAL STATEMENT

The proposed action supports the City's goal of keeping the Economic Development Committee, City Council, and community informed on current and new 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 from \$25,000 up to \$75,000 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. For projects that exceed the initial \$30,000 grant amount, a dollar for dollar (\$1:\$1) match option is available to the applicant up to \$10,000.

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 in the Development Highlights Report
- Summary of Downtown Highlights

FISCAL IMPACTS

There is no fiscal impact associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

Attachment A: Development Highlights Report

Attachment B: Downtown Highlights



PLANNING DIVISION

JANUARY 26, 2023



DEVELOPMENT HIGHLIGHTS

CITY COUNCIL DISTRICT NO. 1

Project: Dutch Bros. Coffee

Location: 887 W. Foothill Blvd. (APN: 1045-602-31)

Zoning: Commercial/Residential Mixed-Use (C/R-MU)

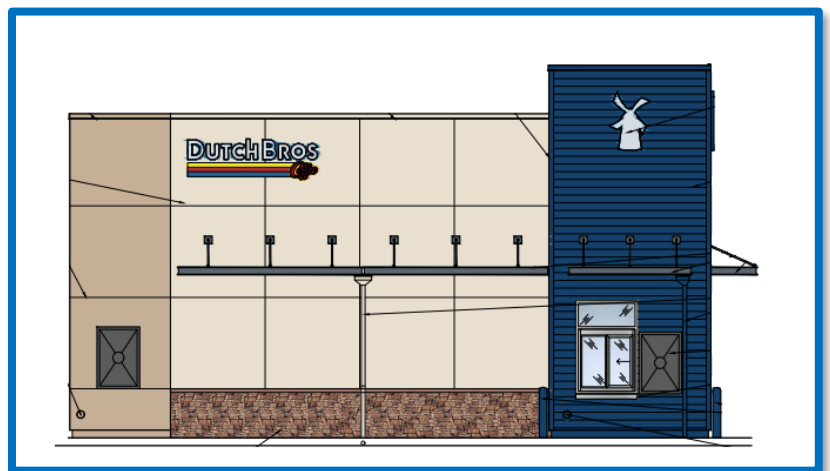
Description: Construction of a new 950 square foot drive-thru coffee shop for Dutch Bros. Coffee

Applicant: Kimberly Raden

Planner: Joshua Winter

Status:

- Approved by the Planning Commission on November 16, 2022.



Project: Bridge Point Upland Project

Location: North-east corner of Central Avenue & Foothill Boulevard.

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

Status:

- Construction documents are currently under review.



CITY COUNCIL DISTRICT NO. 2

Project: Upland Oncology Center

Location: 1113 N. Alta Avenue

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

Applicant: John Rix, Architectronix

Planner: Jacqueline Sisk

Current Status:

- Entitlement plans are under review.



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.

Applicant: Colonies Partners L.P.

Planner: Mike Poland

Current Status:

- Project entitlements were approved by the Planning Commission on December 9, 2020 and an 1-year extension of time request has been approved.



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
- Scoping meeting for Environmental Impact Report held on June 8, 2022



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:

- Building is currently under construction.



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:

- Project is under construction.
- Model homes are open.



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 under construction.



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:

- Building is under construction and undergoing inspections.
- Anticipated to open in February 2023.



Project: Risen Bakery and Grill

Location: 1600 W. 9th Street.

Description: A bakery and grill, approximately 1,291 square feet in size, with outdoor patio seating.

Planner: Jacqueline Sisk

Applicant/Developer: Gabriel Boyadjian

Current Status:

- Improvements are 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:

- Construction plans are currently under review.



Project: Citrus Village Senior Living

Location: 895 & 911 W. Arrow Highway.

Description: Proposed senior housing development with 62 affordable housing units, 98 independent living units, 74 assisted living units, and a 30-bed facility for memory care residents.

Planner: Lorelee Farris

Applicant/Developer: Upland Manor

Current Status:

- A new Preliminary Review application was submitted for feedback and guidance on January 19, 2023.



CITY COUNCIL DISTRICT NO. 4

Project: The Spot Restaurant

Location: 296 N. 2nd Avenue

Description: A restaurant with live entertainment, and ancillary service of beer, wine, and distilled spirits, and hookah.

Planner: Jessica Sisk

Applicant: Antoinette Longmire and Lois Smith

Current Status:

- Conditional Use Permit No. 23-0001 is currently under review with the Planning Division.



Project: Vernon Drive Apartments

Location: 649 W. Vernon Drive

Description: 24-unit apartment complex with 4 low income units incorporated.

Planner: Josh Winter

Applicant: Jason Hsaio

Current Status:

- Entitlement applications are currently under review.



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 have been issued and grading activities have commenced.



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 and a 1-year extension on the entitlement approvals has 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:

- Currently under construction.



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: Amazon Fresh at Upland Village Center

Location: 275 E. Foothill Boulevard.

Description: A 35,000 square foot grocery store.

Planner: Jacqueline Sisk

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Tenant improvements for the inside of the building are 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.
- Construction documents are currently under review.



Project: RAD Coffee

Location: 232 N. 9th Street

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

Contact: 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.

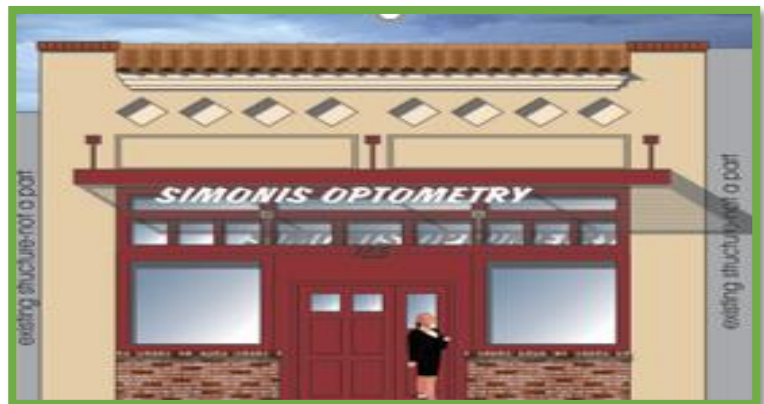


Project: Simonis Optometry

Location: 155 N. Second Avenue
Description: Applicant has applied for City Commercial Rehabilitation Program façade improvement assistance.

Contact: 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: Rose Glen Specific Plan

Location: 1400 E. Arrow Hwy

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

Planner: Joshua Winter

Current Status:

- Approved by the City Council on October 10, 2022.



Project: Tom Thomas Magnolia Plaza along the Pacific Electric Trail

Location: Between 2nd Avenue and 3rd Avenue at the Pacific Electric Trail

Description: Downtown Urban Plaza

Current Status:

- Conceptual plan has been approved. Construction plans are being prepared.



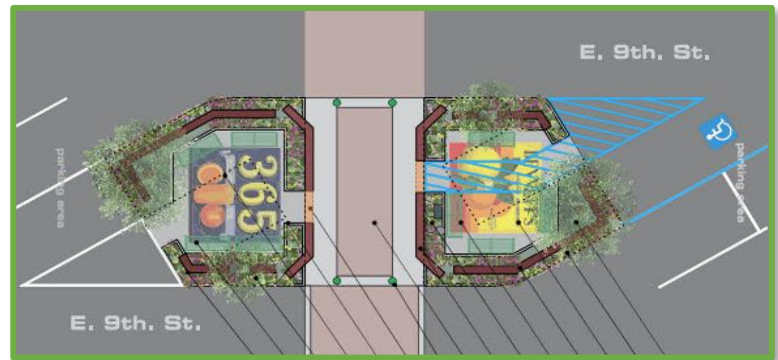
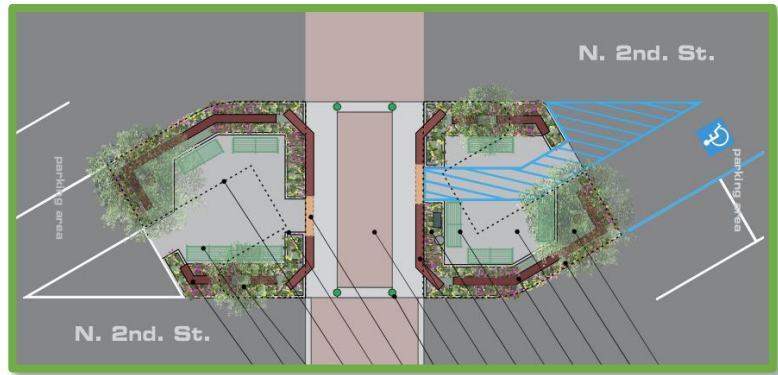
Project: Downtown Parklets

Location: Eight (8) parklets within the downtown area

Description: Downtown parklets

Current Status:

- Construction drawings have been completed. The project will be going out to bid shortly.



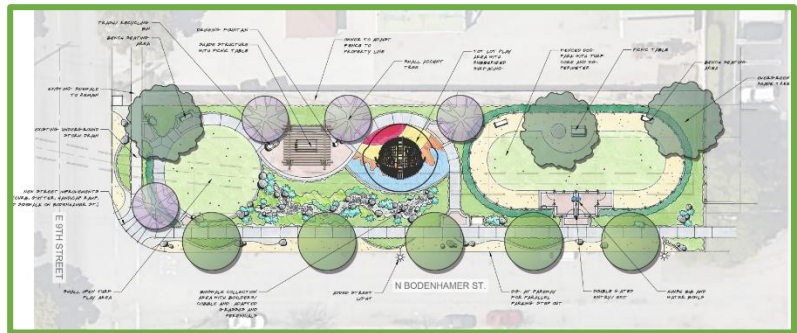
Project: Bodenhamer Park

Location: Northwest corner of Bodenhamer street and E. 9th Street

Description: Neighborhood Park

Current Status:

Conceptual plan has been approved. Preparing a Request for Proposals for landscape architects to prepare construction drawings.



DOWNTOWN HIGHLIGHTS As of February 27, 2023

NEW RESTAURANTS AND RETAILER COMING TO DOWNTOWN

New Business Name	Site Address	Assistance Programs	Status
1. Mitchell's Rooftop Restaurant	376 N. Second Ave.	BAAP and CRP	In Construction
2. Jim Bones BBQ	251 N. Second Ave.	BAAP and CRP	In Construction
3. Cookies and Pints	181 N. Second Ave.	BAAP	Opened
4. Captain's Grill	161 N. Second Ave.	BAAP and CRP	In Construction
5. Barcuso Social Club	151 N. Second Ave.	BAAP and CRP	In Construction
6. A Street Gastropub	101 N. Second Ave.	BAAP and CRP	In Construction
7. Studio Four29	222 E. 9 th St.	BAAP and CRP	In Construction
8. Pro-Five Brewing Co.	105 E. A St.	BAAP and CRP	In Construction
9. Taco Bout Good	180 E. C St.	BAAP and CRP	In Review
10. Firefly Cottage	234 E. Arrow Hwy.	Not Submitted	Pending submittal
11. Omo Mercado	259 E. Arrow Hwy.	BAAP and CRP	In Construction

FAÇADE IMPROVEMENTS TO EXISTING DOWNTOWN BUSINESSES

New Business Name	Site Address	Assistance Programs	Status
1. The Local Baker & Café	120 E. 9 th St.	CRP	Completed
2. Simonis Optometry	155 N. Second Ave.	CRP	In Construction
3. RAD Coffee Co.	232 N. Second Ave.	CRP	Out to Bid
4. The Odd Fellows	233 N. Second Ave.	CRP	Out to Bid

Downtown Assistance Programs

- Business Attraction & Assistance Program (BAAP) forgivable business loan up to \$75,000
- Commercial Rehabilitation Program (CRP) façade grant up to \$40,000