



Economic Development Committee Meeting

March 2, 2020

4:00 PM

Pinky Alder Room - City Hall

-
1. ORAL COMMUNICATIONS
 2. DISCUSSION OF POTENTIAL PROJECT LOCATED AT 1382 E. FOOTHILL BOULEVARD
 3. 3RD QUARTER 2019 SALES TAX UPDATE
 4. DISCUSSION OF CURRENT PLANNING PROJECTS

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 27, 2020, a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall) and on the City Website at www.uplandca.gov



STAFF REPORT

ITEM NO. 2.

DATE: March 2, 2020
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: DISCUSSION OF POTENTIAL PROJECT LOCATED AT 1382 E. FOOTHILL BOULEVARD

RECOMMENDED ACTION

It is recommended that the Committee provide staff with any input on the proposal.

GOAL STATEMENT

The proposed action supports the goal of keeping the Economic Development Committee, City Council, and community informed on current or planned projects.

BACKGROUND

Staff met with a prospective developer on a property located at 1382 E. Foothill Boulevard, adjacent to the east side of Memorial Park (APN: 1046-141-08). The property is 2.57 acres in size and contains an existing medial office building and is zoned Commercial/Office Mixed-Use (C/O-MU).

The subject property is for sale and the prospective buyer is proposing to acquire the site and obtain approval to demolish the existing building and construct a 163,468 square foot mixed-use development. The project consists of a 2,583 square foot, freestanding drive-through restaurant along the Foothill Boulevard frontage, and a 163,468 square foot, 4-story building. This main building would include 3,596 square foot ground floor space for several retail and/or food tenants with the balance of the building will be used for high end climate controlled commercial and personal indoor storage units.

The building will emulate a packing house-type design consisting of a red brick veneer exterior on the upper floors, split-face block with an Onyx Black finish on the ground floor, and accented with vertical corrugated metal panels. The building contains clerestory windows along the upper level and a decorative cornice along the roofline.

The site design depicts a parking field and landscaping with a shared driveway along Foothill Boulevard for ingress/egress. Attached are conceptual plans and elevations for the project.

ISSUES/ANALYSIS

This project requires a conditional use approval, which will go to the Planning Commission for final actions. A similar facility was recently approved in Chino Hills and another is undergoing entitlement review in a City in North San Diego County.

FISCAL IMPACTS

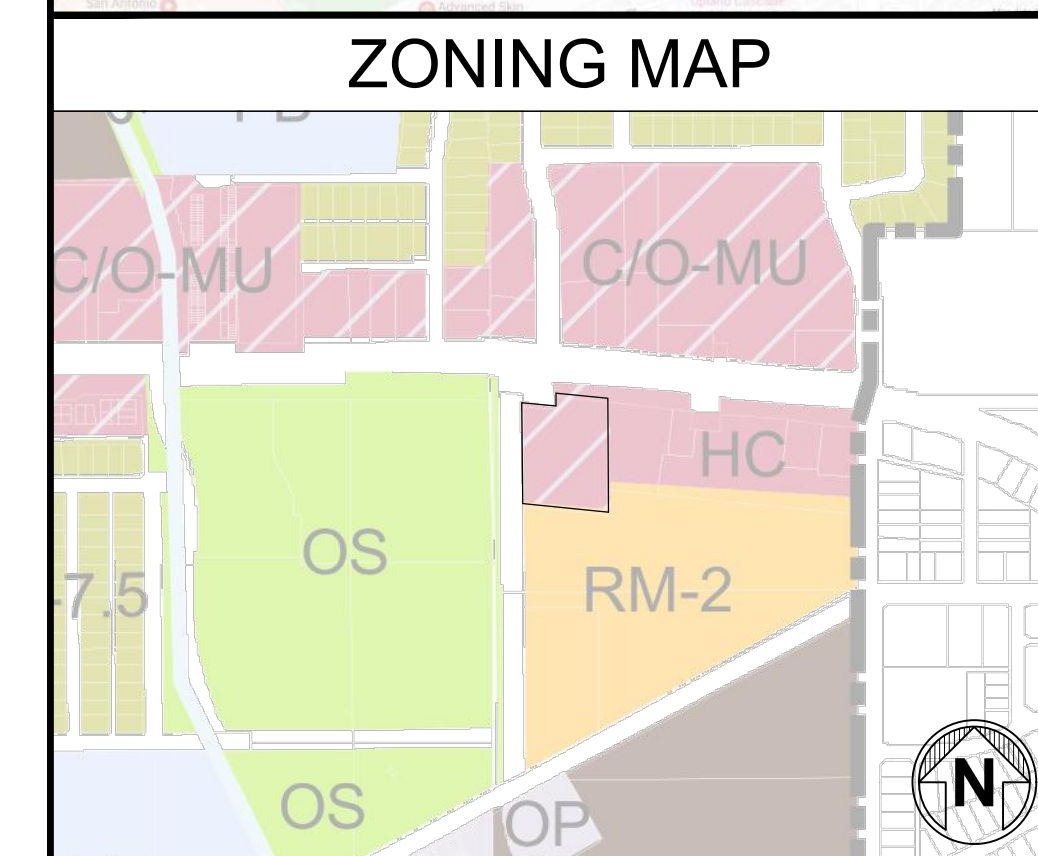
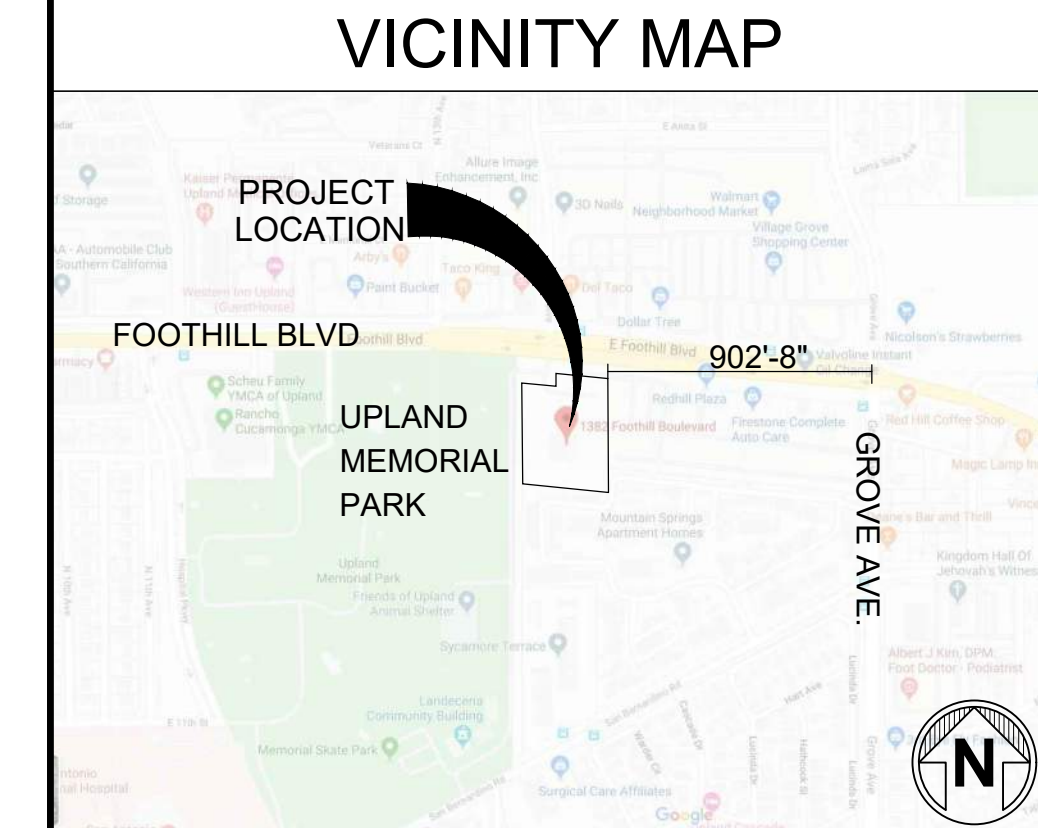
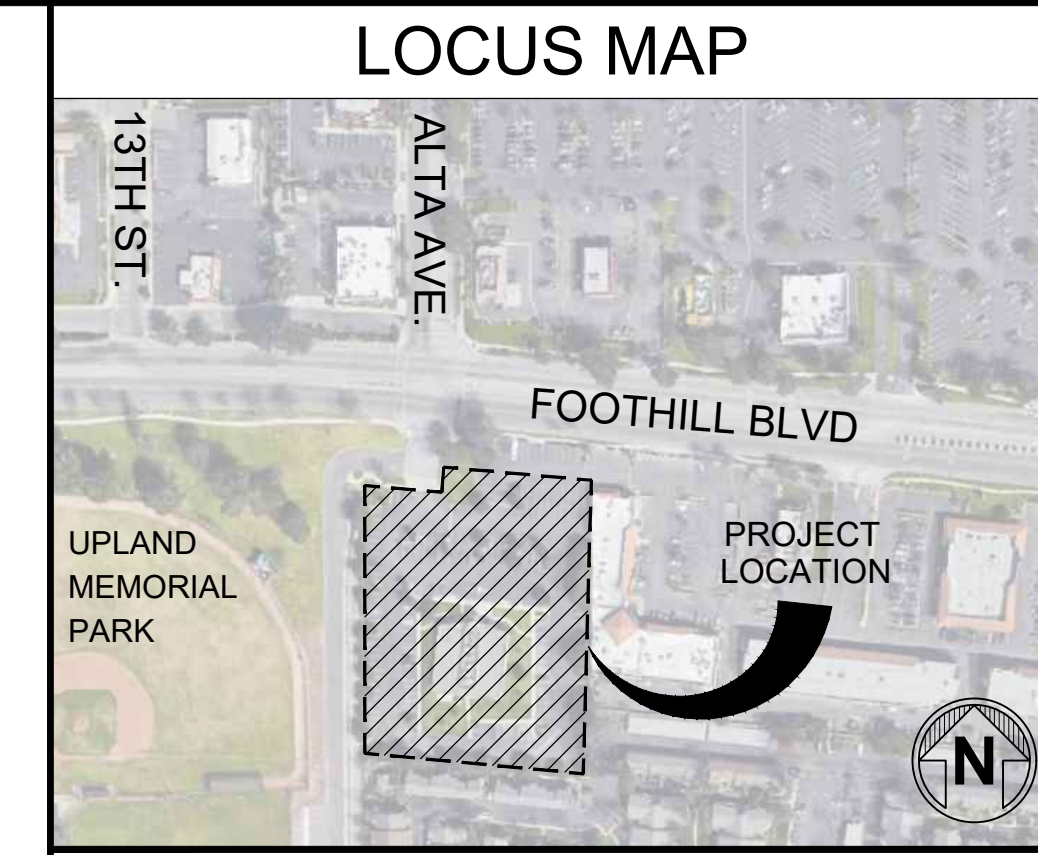
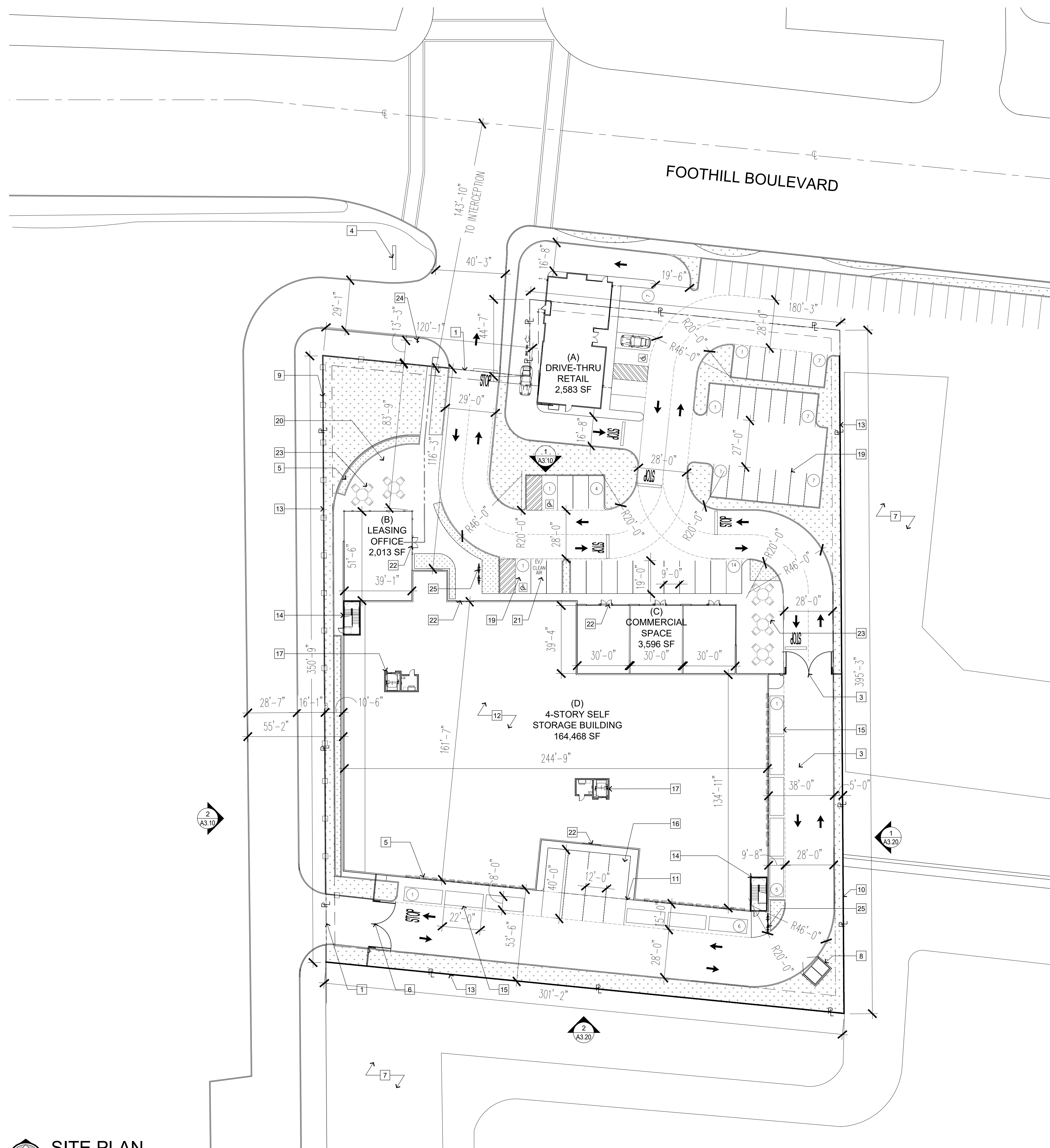
There is no fiscal impact associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

Site Plan and Building Elevations



- PLAN NOTES**
- DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
 - ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
 - ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.O.N.
 - DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
 - NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
 - REFER TO SHEET A01 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
 - DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
 - "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
 - MODIFY EXISTING SUBSTRATE, AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
 - ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
 - REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
 - ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
 - ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
 - GC TO PROVIDE SHOP DWGS FOR CASEWORK.
 - EXISTING CONDITIONS WERE DERIVED FROM SURVEY BY OMEGA ENGINEERING CONSULTANTS, INC. REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.
 - ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
 - THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.
 - EXTERIOR POLE LIGHTS AND WALL PACK LIGHTING CONFIGURATION TO BE DONE BY ELECTRICAL ENGINEER AT DESIGN DEVELOPMENT.

- KEY NOTES**
- PROPOSED DRIVE ENTRIES, ONE ENTRY, ONE EXIT WITH ONE WAY TRAFFIC
 - EXISTING ADJACENT SITE DRIVE ENTRIES
 - FIRE ACCESS DRIVE AISLE
 - MONUMENT SIGNAGE
 - RAISED 3'-0" BIO-RETENTION/STORM WATER AREA PER LANDSCAPE/CIVIL DRAWINGS WITH DECORATIVE WALL AT STREET FRONT ALONG R.O.W.
 - VEHICLE/PEDESTRIAN GATE
 - EXISTING BUILDING ADJACENT TO SITE
 - CMU WALL WITH PLANTING FOR TRASH ENCLOSURE
 - PROPOSED 6'-0" WROUGHT IRON FENCE ALONG PROPERTY LINE
 - PROPOSED 6'-0" DECORATIVE CMU WALL ALONG PROPERTY LINE
 - 3RD AND 4TH FLOORS STORAGE ABOVE LOADING AREA
 - 4 STORY SELF STORAGE BUILDING
 - PROPERTY LINE
 - INTERIOR EXIT STAIRWAY
 - 10'-0" X 21'-0" PARALLEL PARKING/LOADING STALLS, (11 TOTAL)
 - COVERED PARKING AND LOADING AREA, (4) SPACES
 - STORAGE ELEVATORS
 - 9'-0" X 18'-6" ACCESSIBLE PARKING SPACE (3 TOTAL) WITH A 8'-0" ACCESS AISLE.
 - PROPOSED 9'-0" X 18'-6" PARKING STALLS, (36) SPACES
 - PROPOSED BICYCLE PARKING
 - PROPOSED FUTURE EV/CLEAN AIR STALL
 - ENTRY ACCESS
 - PROPOSED OUTSIDE SEATING
 - EXISTING FIRE HYDRANT
 - PROPOSED BICYCLE PARKING (4)

SITE INFORMATION

SITE DATA:

| | |
|-----------------------------|----------------------------------|
| PARCEL NUMBER: | 1046-141-08 |
| JURISDICTION: | CITY OF UPLAND |
| PROPERTY ZONING: | C/O-MU - (COMMERCIAL MIXED-USED) |
| OCCUPANCY TYPES: | S-1 |
| BUILDING CONSTRUCTION TYPE: | II-A, FULLY SPRINKLERED |
| BUILDING AREA: | 163,468 SF |
| SITE SIZE: | 119,947 SF. (2.57 AC) |
| PROPOSED USE: | SELF-STORAGE FACILITY |
| BLDG HEIGHT: | 50'-0" |

REQUIRED SETBACKS:

| BY CODE | PROPOSED |
|-----------|----------------|
| 5' | 83'-9" |
| 5' | 42'-11" |
| 5' | 10'-6" |
| 10' | 53'-6" |
| LANDSCAPE | 15%(17,992 SF) |
| | 13%(15,974 SF) |

PARKING REQUIREMENTS & CALCULATIONS:

| | REQUIRED | PROVIDED |
|--------------------------------|--------------------|----------|
| PARKING (S-1): | | STALLS |
| DRIVE-THRU (1/200SF)= | 2,538/200 = | 12.69 |
| MIXED-USED OFFICE (1/450)= | 2,013/450 = | 4.47 |
| MIXED-USED COMMERCIAL (1/400)= | 3,596/400= | 8.99 |
| PUBLIC STORAGE(1/100 UNITS)= | 1,300/APPROX./100= | 13.00 |
| | TOTAL REQUIRED = | 40 |
| | STALLS PROVIDED = | 57 |

ACCESSIBLE SPACES:

| REQUIRED | PROVIDED |
|----------|----------|
| 3 | 3 SPACES |
| 4 | 4 SPACES |

AREA CALCULATIONS & CONDITIONS:

| | |
|-------------------------------|-------------------------|
| TOTAL GROSS SITE AREA: | 119,947 SF (2.57 ACRES) |
| NET SITE AREA (W/O SETBACKS): | 46,305 SF |
| SITE COVERAGE: | 36% (BUILDING) |

BUILDING AREA:

| | |
|----------------------------|------------|
| DRIVE-THRU: | 2,583 SF |
| LEVEL 1 STORAGE AREA: | 34,918 SF |
| LEVEL 2 STORAGE AREA: | 40,527 SF |
| LEVEL 3 STORAGE AREA: | 41,207 SF |
| LEVEL 4 STORAGE AREA: | 41,207 SF |
| TOTAL GROSS STORAGE AREA: | 157,859 SF |
| LEVEL 1 OFFICE AREA: | 2,013 SF |
| LEVEL 1 COMMERCIAL AREA: | 3,596 SF |
| TOTAL GROSS BUILDING AREA: | 163,468 SF |

REVISIONS

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ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

SCALE: AS NOTED

PLOT DATE: 2020-01-02

CAD FILE:

JOB NUMBER: 19-039

CHECKED:

DRAWN:

STATUS: PRE REVIEW APP

SITE PLAN

A1.10

SITE PLAN
SCALE: 1"=30'-0"

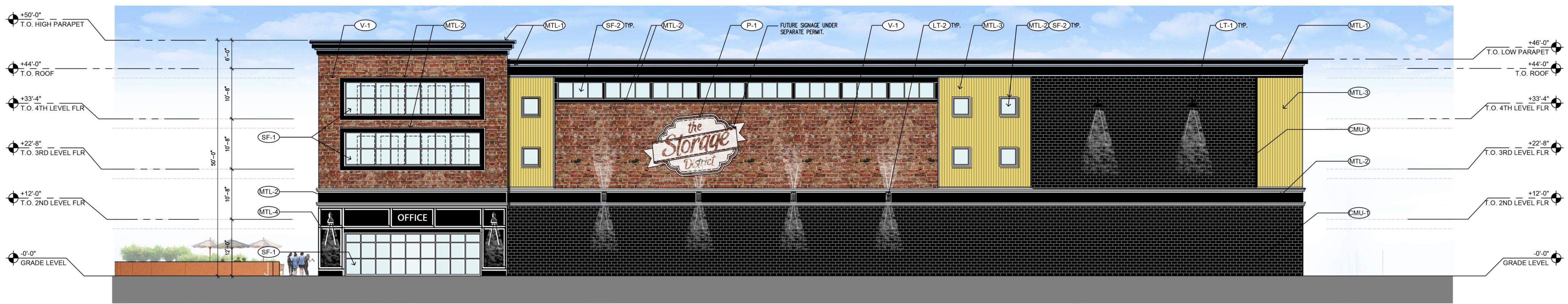
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10540 Tabert Avenue, Suite 175
Fountain Valley, California 92708
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FOOTHILL SELF-STORAGE
NEW CONSTRUCTION
1382 FOOTHILL BLVD
UPLAND, CA 91786



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

| MATL I.D. | DESCRIPTION | COLOR | FINISH |
|-----------|--|--------------------|--------------------|
| CMU-1 | 8" SPLIT FACED CMU BLOCK BY ANGELUS | ONYX BLACK FINISH | CLEAR BLOCK SEALER |
| V-1 | TYPICAL INDUSTRIAL BRICK VENEER | DARK BRICK FINISH | CLEAR BLOCK SEALER |
| P-1 | STENCIL PAINTED THE STORAGE DISTRICT SIGN | WHITE PAINT | CLEAR BLOCK SEALER |
| MTL-1 | METAL TRIM/PARAPET CAP | BLACK FINISH | PREFINISHED |
| MTL-2 | METAL TRIM/PANEL/BELLY BAND | BLACK FINISH | PREFINISHED |
| MTL-3 | PREFINISHED VERTICAL CORRUGATED METAL PANELS, 36" WIDE - ATAS BELVEDERE SERIES, 7.2 RIB (BWR360) | ATAS CONCORD CREAM | PREFINISHED |
| MTL-4 | RECESSED DETAIL METAL PANELING | BLACK FINISH | PREFINISHED |
| MTL-5 | JANUS EXTERIOR METAL STORAGE DOORS | BLACK FINISH | PREFINISHED |
| SF-1 | ALUMINUM STOREFRONT FRAMES WITH VISION GLASS | BLACK FINISH | PREFINISHED |
| SF-2 | ALUMINUM STOREFRONT FRAMES WITH SPANDREL GLASS | BLACK FINISH | PREFINISHED |
| LT-1 | GOOSENECK LAMP DOWNLIGHTING | BLACK FINISH | PREFINISHED |
| LT-2 | SCONCE LIGHTING | BLACK FINISH | PREFINISHED |

3 EXTERIOR FINISH SCHEDULE
SCALE: NONE

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NEW CONSTRUCTION
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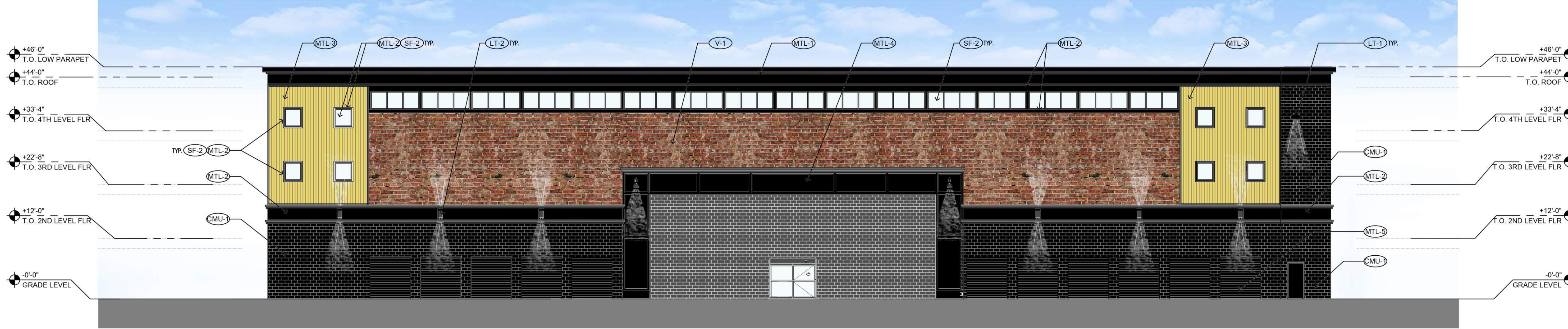
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BID DOCS:
CONSTR. DOCS:

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| SCALE: | AS NOTED |
| PLOT DATE: | 2019-12-16 |
| CAD FILE: | |
| JOB NUMBER: | 19-039 |
| CHECKED: | |
| DRAWN: | |
| STATUS: | PRE REVIEW APP |

ELEVATIONS
A3.10



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

| MAT'L I.D. | DESCRIPTION | COLOR | FINISH |
|------------|--|--------------------|--------------------|
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| LT-1 | GOOSENECK LAMP DOWNLIGHTING | BLACK FINISH | PREFINISHED |
| LT-2 | SCONCE LIGHTING | BLACK FINISH | PREFINISHED |

2A EXTERIOR FINISH SCHEDULE
SCALE: NONE

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| REVISIONS | | |
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| SCALE: | AS NOTED |
| PLOT DATE: | 2019-12-16 |
| CAD FILE: | CV |
| JOB NUMBER: | 19-039 |
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| DRAWN: | |
| STATUS: | PRE REVIEW APP |

ELEVATIONS
A3.20



STAFF REPORT

ITEM NO. 3.

DATE: March 2, 2020
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING, CITY MANAGER
PREPARED BY: ROBERT DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
SUBJECT: 3RD QUARTER 2019 SALES TAX UPDATE

RECOMMENDED ACTION

It is recommended that the Committee receive and file the report.

GOAL STATEMENT

The proposed action supports the City's goal of keeping the Economic Development Committee, City Council, and Community informed on general City business sales tax revenue activity and comparisons with the same period in the prior year.

BACKGROUND

HdL Companies prepares a Sales Tax Update on a quarterly basis and presents the information to the City. This HdL Sales Tax Update is available on the City's website for review.

ISSUES/ANALYSIS

Staff will provide a 3rd Quarter 2019 Sales Tax Update report and answer questions for the committee.

FISCAL IMPACTS

There are no fiscal impacts associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

3rd Quarter 2019 Sales Tax Update

Q3 2019



City of Upland Sales Tax Update

Fourth Quarter Receipts for Third Quarter Sales (July - September 2019)

Upland In Brief

Upland's receipts from July through September were 13.4% below the third sales period in 2018, though a large portion of this decline was the result of anomalies in payment timing that occurred after the State's recent transition to a new reporting system. After adjusting for the correct allocation period, sales were down 1.8%.

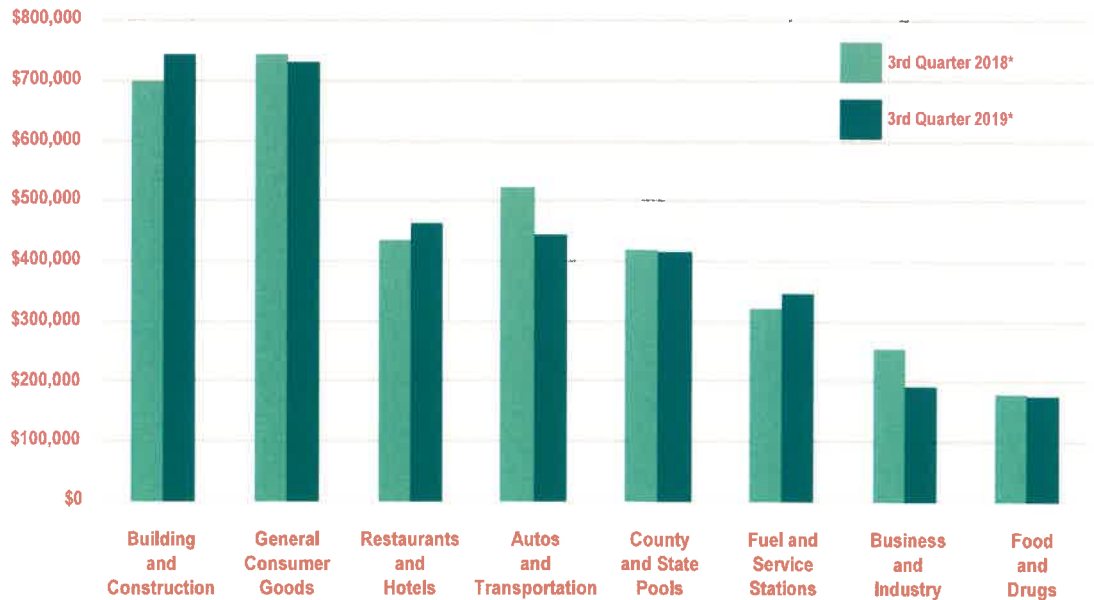
The primary factor in this retreat was lower auto-transportation related sales. While used car proceeds were positive, this was not enough to offset other losses in the category overall.

Sales were also lower in the volatile business-industrial category.

Recent openings of a popular new fast-food and family apparel store were positives. The sale of building-construction related supplies continued their rebound from the rainy first quarter. Service station sales also exceeded the statewide trend.

Net of aberrations, taxable sales for all of San Bernardino County grew 1.7% over the comparable time period; the Southern California region was up 2.8%.

SALES TAX BY MAJOR BUSINESS GROUP



*Allocation aberrations have been adjusted to reflect sales activity

TOP 25 PRODUCERS IN ALPHABETICAL ORDER

| | |
|-----------------------|-------------------------|
| Arco AM PM | Lowes |
| Bed Bath & Beyond | Marshalls |
| Chick Fil A | Mountain View Chevrolet |
| Circle K | Nordstrom Rack |
| CNC Motors | RV Spa |
| Dick's Sporting Goods | Shell |
| Euclid Arco | Stater Bros |
| Ford of Upland | Target |
| G&M Oil | TJ Maxx |
| Holliday Rock | USA Gasoline |
| Home Depot | Vons Fuel |
| In N Out Burger | Walmart |
| Kohls | |

REVENUE COMPARISON

One Quarter - Fiscal Year To Date (Q3)

| | 2018-19 | 2019-20 |
|-----------------------|--------------------|--------------------|
| Point-of-Sale | \$3,598,277 | \$3,130,805 |
| County Pool | 486,260 | 405,330 |
| State Pool | 1,846 | 1,210 |
| Gross Receipts | \$4,086,383 | \$3,537,345 |

Statewide Results

The local one-cent share of statewide sales and use tax from sales occurring July through September was 2.2% higher than the summer quarter of 2018 after adjusting for accounting anomalies.

The bulk of the increase came from the countywide use tax allocation pools and is due to the acceleration in online shopping where a large volume of the orders are shipped from out-of-state.

Online shopping also produced gains in the business-industrial group with in-state industrial zoned logistics centers filling orders previously taken by brick and mortar retailers. Purchases to support healthcare, food processing, logistics/warehouse operations and information/data technology also helped offset declines in other business-related categories.

With the exception of some discount and value-oriented retail, most categories of general consumer goods were down. New cannabis related start-ups offset declines in the food and drug group while a softening in building-construction receipts was consistent with recent declines in the volume and value of new building permit issuances.

Overall growth in restaurant receipts continued to soften with a shift toward lower cost dining establishments and takeout meal options. Reports of labor shortages and the impact of homelessness on customer traffic in metropolitan areas were reportedly factors in the decline in tax revenues from higher price, fine dining establishments.

Despite a slight uptick in used auto and auto lease receipts, the auto related group was significantly down due to a drop in new car and RV sales. Previously propped up by a 23% subprime rated customer base and six- and seven-year financing, loan delinquencies have recently surged back to levels last seen in 2009.

Additional Tax Districts Approved

Voters approved eight of the nine sales

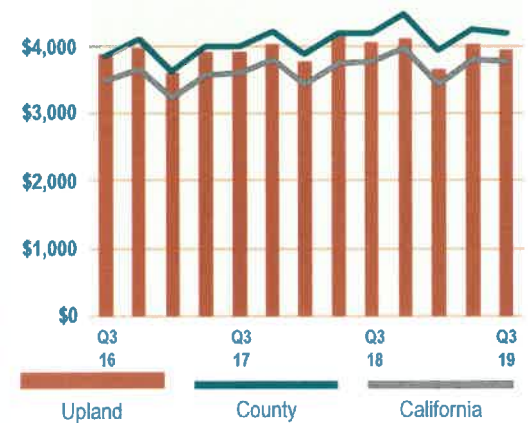
tax measures on the November 2019 ballot adding six new districts and extending two others.

This brings the total number of local transactions and use tax districts (TUT's) to 325 with 62 that are levied countywide and 263 imposed by individual cities. The number of local districts have close to tripled over the last decade as agencies deal with rising costs and service needs. TUT's have been a favorable option as visitors contribute to the tax and a collection system is already in place that minimizes administrative and monitoring costs.

California's basic rule is that the rate for all local TUT's combined, shall not exceed 2.0% or a total of 9.25% including the state levy. However, the state legislature has authorized higher caps in some jurisdictions with the highest voter-approved, combined state/local rate now at 10.5%.

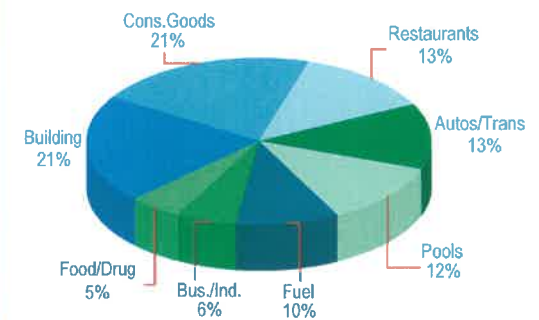
Thirty-five or more additional local TUT measures are currently being considered for the March 2020 ballot.

SALES PER CAPITA*



*Allocation aberrations have been adjusted to reflect sales activity

REVENUE BY BUSINESS GROUP
Upland This Quarter*



*Allocation aberrations have been adjusted to reflect sales activity

UPLAND TOP 15 BUSINESS TYPES**

*In thousands of dollars

| Business Type | Upland | | County | HdL State |
|---|------------------|--------------|-------------|--------------|
| | Q3 '19* | Change | Change | Change |
| Building Materials | 414.2 | 2.7% | -4.3% | 0.2% |
| Casual Dining | 161.4 | 0.7% | 3.4% | 2.3% |
| Contractors | — CONFIDENTIAL — | — | 15.9% | 2.6% |
| Convenience Stores/Liquor | 54.7 | -9.8% | -1.3% | 1.0% |
| Department Stores | — CONFIDENTIAL — | — | -8.8% | -9.5% |
| Discount Dept Stores | — CONFIDENTIAL — | — | 1.5% | 2.8% |
| Electronics/Appliance Stores | 58.5 | -22.5% | -3.7% | -3.2% |
| Family Apparel | 96.3 | 38.0% | 5.1% | 1.5% |
| Fast-Casual Restaurants | 59.5 | -2.9% | 7.0% | 5.1% |
| Grocery Stores | 89.0 | 0.7% | -0.4% | 1.7% |
| New Motor Vehicle Dealers | — CONFIDENTIAL — | — | -0.7% | -7.2% |
| Quick-Service Restaurants | 235.0 | 15.3% | 3.3% | 2.6% |
| Service Stations | 345.4 | 7.9% | -1.6% | -1.5% |
| Specialty Stores | 96.7 | -7.5% | 1.4% | 0.3% |
| Used Automotive Dealers | 64.7 | 70.7% | 8.4% | 2.1% |
| Total All Accounts | 3,099.2 | -2.0% | 1.2% | 0.2% |
| County & State Pool Allocation | 415.3 | -0.8% | 5.1% | 14.9% |
| Gross Receipts | 3,514.5 | -1.8% | 1.7% | 2.3% |

** Accounting aberrations such as late payments, fund transfers, and audit adjustments have been adjusted to reflect the quarter in which the sales occurred.



STAFF REPORT

ITEM NO. 4.

DATE: March 2, 2020
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING, CITY MANAGER
PREPARED BY: ROBERT DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
SUBJECT: DISCUSSION OF CURRENT PLANNING PROJECTS

RECOMMENDED ACTION

It is recommended that the Committee receive and file the report.

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 Planning and Economic Development report. This report is available on the City's website for review.

ISSUES/ANALYSIS

Staff will provide a brief report and answer questions for the Committee.

FISCAL IMPACTS

There are no fiscal impacts associated with this action.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

Current Planning Projects Summary List



DEVELOPMENT HIGHLIGHTS

CITY COUNCIL DISTRICT NO. 1

Upland Town Square | 913 W. Foothill Boulevard.

Project: Demolish two (2) existing buildings and replace them with a new 10,000 square foot mixed use building.

Applicant/Developer: Brixmore
Current Status:

- Planning entitlements have been approved.
- In building plan check.



Historic Pumphouse Commercial Center | 1590 N. Benson Avenue.

Project: Remodel of an existing commercial center.

Applicant/Developer: Behnam Naraghi
Current Status:

- Planning entitlements have been approved.
- Construction halted by owner/contractor.



Chipotle | 2057 Baseline Road.

Project: A 2,360 square feet restaurant with drive-through.

Applicant/Developer: Shawna Fuhrman

Current Status:

- Planning entitlements have been approved.
- In building plan check.



Sycamore Hills PA1 & PA2 | Baseline Road and Parkview Promenade.

Project: Development of 145 for-sale single-family detached homes.

Applicant/Developer: Taylor Morrison

Current Status:

- Planning entitlements have been approved.
- Construction is underway.



Bridge Point Upland Project | NE corner of Central Avenue & Foothill Boulevard.

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

Applicant/Developer: Bridge Development Partners

Current Status:

- Scheduled for Planning Commission on February 12, 2020.



The Magnolias | 1555 W. Foothill Blvd.

Project: 37 for-sale two-story townhomes.

Applicant/Developer: GFR Homes

Current Status:

- Construction is underway.



The Commons | NW Corner of Monte Vista Avenue and Foothill Boulevard.

Project: Proposed development of residential, mixed-use, and open space on approximately 9.5 gross acres of land with a maximum of 105 for-sale dwelling units. The Project site is located in both the Cities of Upland and Claremont on the northwest corner of Foothill Boulevard and Monte Vista Avenue.

Applicant/Developer: Clare Properties LLC
Current Status:

- Planning entitlements are under review.



CITY COUNCIL DISTRICT NO. 2

Ford of Upland | 1300 E. 20th Street.

Project: Construction of a 22,285 square foot auto dealership building with showroom, parts, service, new car delivery, administration building and a quick lane service building on a 5.8-acre site.

Applicant/Developer: John Engelhardt, Ford of Upland

Current Status:

- Planning entitlements have been approved.
- Construction is underway.



Highline | Campus Ave. & Colonies Parkway.

Project: 48 for-sale three-story townhomes in 10 buildings.

Applicant/Developer: Watt Communities

Current Status:

- Planning entitlements have been approved.
- Construction is underway.



Alta Apartments | E. 19th Street.

Project: 203 for-rent apartments in 2 four-story buildings.

Applicant/Developer: Wood Partners Current Status:

- Planning entitlements have been approved.
- Site preparation work is underway.

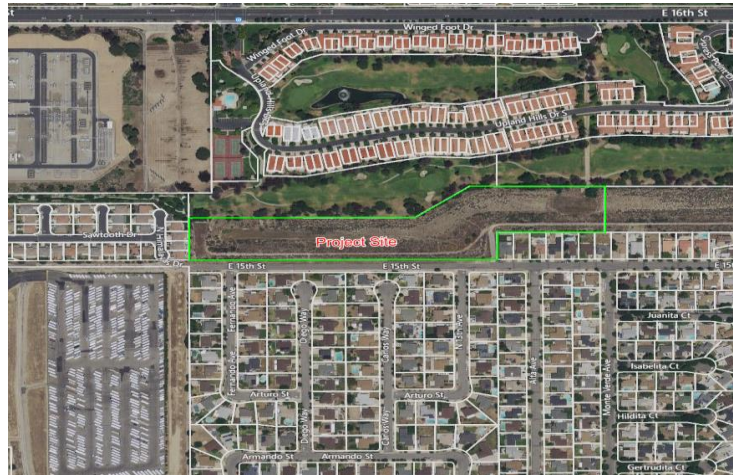


Villa Serena | 15th Street, between Fernando Avenue and Monte Verde Avenue.

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

Applicant/Developer: Frontier Current Status:

- On 1/22/2020 the Planning Commission recommended to the City Council that the project should be denied.
- Community Workshop on 2/20/2020.



The Courtyards at Upland Hills | Upland Hills Drive and E. 16th Street.

Project: 66 detached for-sale single-family homes.

Applicant/Developer: Diversified Properties Current Status:

- Construction is underway.



Colonies Condominiums | E. 19th Street.

Project: Proposal is for 60 for-sale condominiums in a 7 story structure.

Applicant/Developer: Peter Berger

Current Status:

- Preliminary project design under review.



Colonies Campus Center | The Colonies at San Antonio Specific Plan Planning Area No. 21

Project: Proposal for a gas station/car wash, a 4,280 s.f. convenience store with beer and wine sales, and a 1,500 s.f. quick service restaurant. Also, a 9,225 s.f. mixed-use building (retail/food) with a drive-thru.

Applicant/Developer: Ash Etemadian

Current Status:

- Planning entitlements are under review.



CITY COUNCIL DISTRICT NO. 3

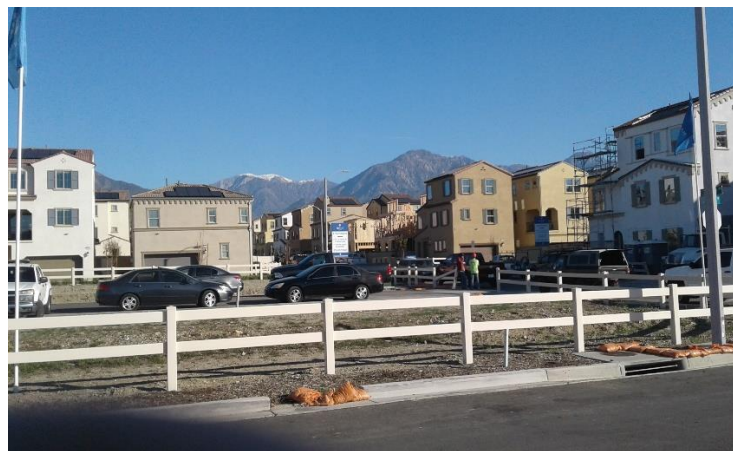
Lennar at Harvest | W. 11th and Dewey Way.

Project: 193 for-sale single family detached (159) and attached (34) homes.

Applicant/Developer: Lennar

Current Status:

- Construction is underway.



ECI Fuel Systems | 1794 W. 11th Street.

Project: 2 office/warehouse buildings totaling 44,570 square feet.

Applicant/Developer: ECI Fuel Systems

Current Status:

- Construction is underway.



Chase Partners | 1704 W. 11th Street.

Project: 2 office/warehouse buildings totaling 56,000 square feet.

Applicant/Developer: Chase Partners

Current Status:

- Construction is underway.



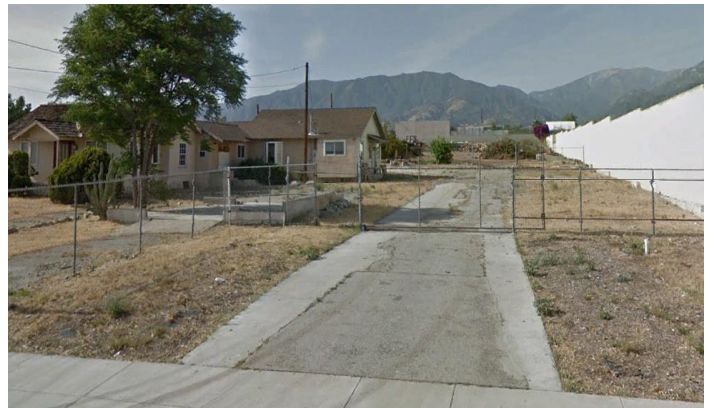
T & T Industrial | 1701 W. 11th Street.

Project: 2 office/warehouse buildings totaling 56,000 square feet.

Applicant/Developer: Francis Wang

Current Status:

- Planning entitlements have been approved.
- In building plan check.



Arrow Vista Village | SE Corner of Arrow Route and Monte Vista Avenue.

Project: 40 for-rent apartments.

Applicant/Developer: Hutton Companies

Current Status:

- Construction is underway.
- Project completed.



Enclave by Lewis Companies | College Heights

Project: Development of up to 350 attached and/or detached single-family residences.

Applicant/Developer: Lewis Land Developers, LLC.

Current Status:

- Planning entitlements have been approved.
- Project on hold per Applicant.



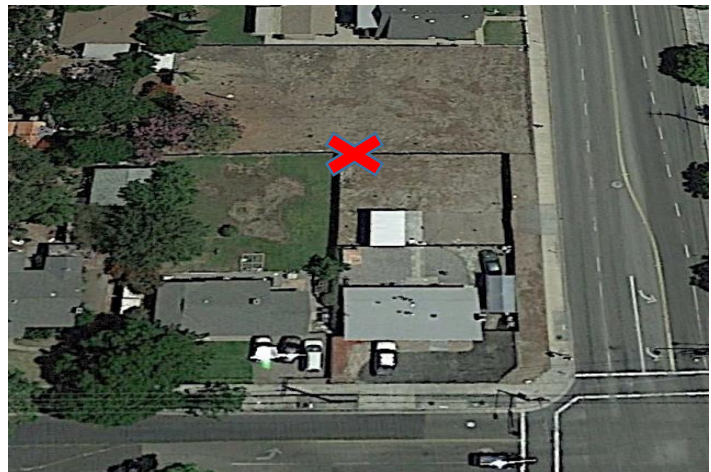
San Antonio Apartments | San Antonio and 9th Street.

Project: 6 for-rent apartments and 1 single-family detached home.

Applicant/Developer: Mario R. Sosa Herrera

Current Status:

- Planning entitlements have been approved.
- Under construction.



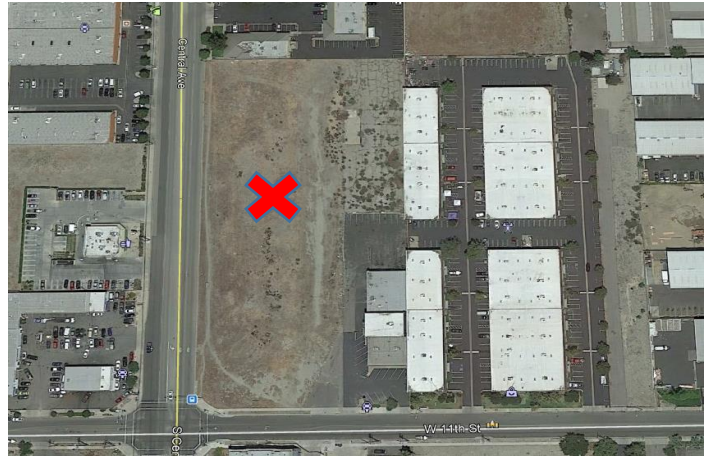
Upland Central Commerce Center | 1985 W. 11th Street.

Project: 4 industrial buildings totaling 71,384 square feet.

Applicant/Developer: Jennifer Moore Realty Group

Current Status:

- Planning entitlements have been approved.
- In building plan check.



Mountain Green Center | 233 S. Mountain Avenue

Project: Redevelopment of the northerly portion of the Mountain Green Center where Kohl's was previously located. Proposed uses include a fitness club, gas station/car wash, restaurant and a car wash.

Applicant/Developer: Zurich Financial, LLC

Current Status:

- Preliminary project design under review.



Mountain Green Center | 335 S. Mountain Avenue

Project: A Chick-fil-A Restaurant with drive-thru. Site of previous El Torito Mexican Grill.

Applicant/Developer: Kelsey Wu

Current Status:

- Planning entitlements under review.



CITY COUNCIL DISTRICT NO. 4

Medical Office Building | 1100 San Bernardino Road Project: A two-story, 59,700 square foot medical office building.

Applicant/Developer: San Antonio Regional Hospital

Current Status:

- Project completed.



Firefly Cottage | 234 Arrow Highway Project: A 2,642 square foot dine-in and take-out restaurant/bakery.

Applicant/Developer: The Firefly Cottage LLC

Current Status:

- Planning entitlements have been approved.
- Building permits have been issued.



Chevron Gas Station & Mini-Mart | 1212 W. Foothill Boulevard.

Project: A 1,482 square foot gas station and mini-mart.

Applicant/Developer: G & M Oil Company

Current Status:

- Planning entitlements have been approved.
- Project completed.



Upland Apartments | 13th Street and A Street.

Project: 4 for-rent apartments.

Applicant/Developer: Amy Braun AIA

Current Status:

- Planning entitlements are under review.



Studio 429 | 222 E. 9th Street.

Project: New restaurant and bar.

Applicant/Developer: Alain Fournier

Current Status:

- Tenant improvements are under construction.



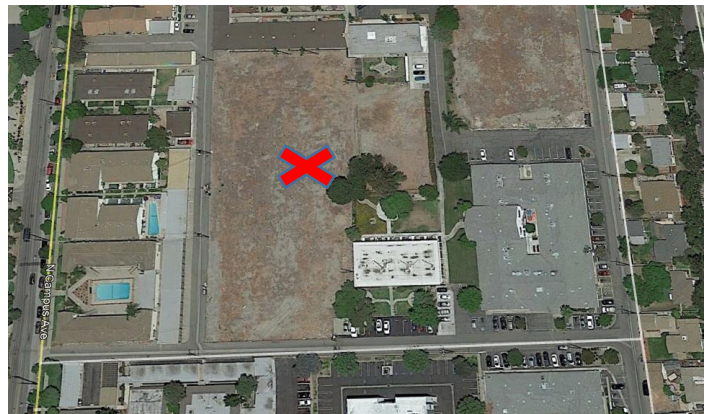
Mesa Court Apartments | 708 Mesa Court.

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

Applicant/Developer: Soroush Rahbari, AIA

Current Status:

- Planning Commission approved project on 1/22/2020.
- City Council to discuss at date to be determined.



Fairytale Castel Daycare | 710 E. Foothill Boulevard.

Project: Child Day Care Center for up to 120 children.

Applicant/Developer: We Zhao

Current Status:

- Planning entitlements are under review.



Ridgecrest (Phase 1) | 1337 Bowen Street.

Project: 49 for-sale 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Planning entitlements are approved.
- In building plan check.



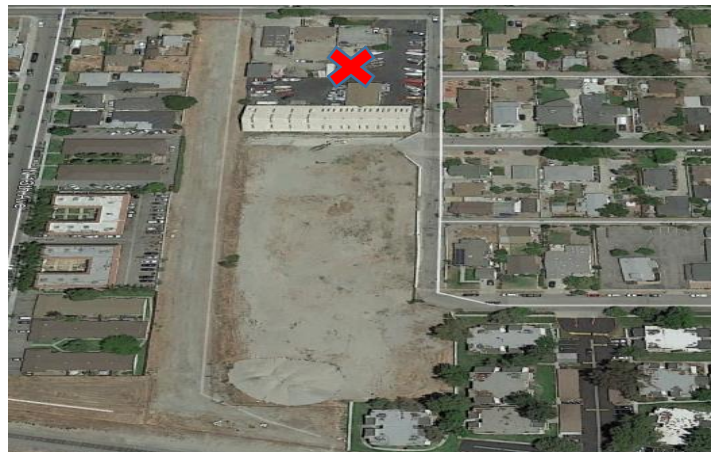
Ridgecrest (Phase 2) | 1337 Bowen Street.

Project: 26 for-sale 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Planning entitlements are under review.



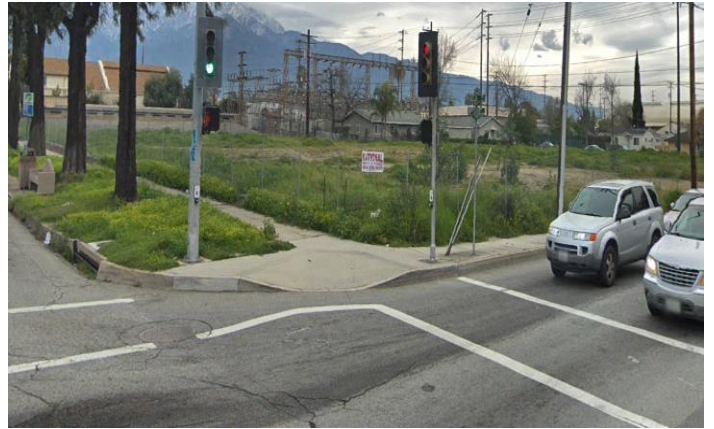
Tierras Atlas | NE corner of 8th and Euclid Avenue.

Project: 61, 3-story, for-rent apartment units.

Applicant/Developer: 8th & Euclid Inc. LLC

Current Status:

- Planning Entitlements have expired.
- Applicant is working a new development application.



11th Avenue Apartments | 278 N. 11th Avenue.

Project: 6 2-story for-rent apartment units.

Applicant/Developer: Salim Samour

Current Status:

- Planning entitlements are approved.
- Building permits have been approved.



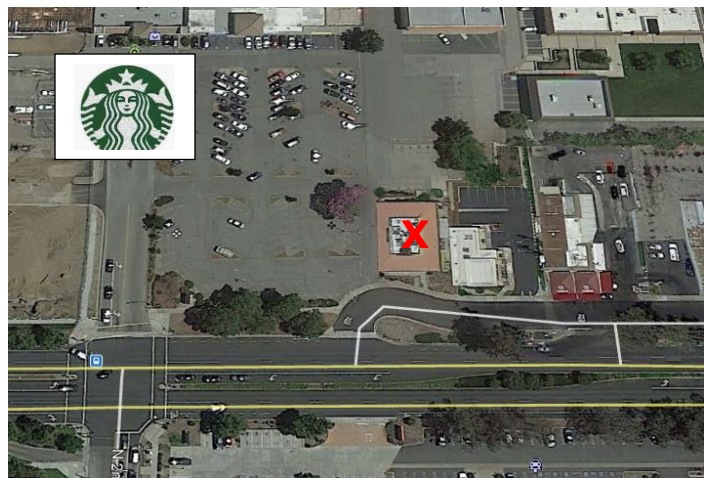
Starbucks | 275 E. Foothill Blvd.

Project: Drive-thru coffee shop.

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- On 12/11/2019 the Planning Commission adopted a Resolution recommending that the City Council approve the project. Project tentatively scheduled for City Council consideration on February 24, 2020.



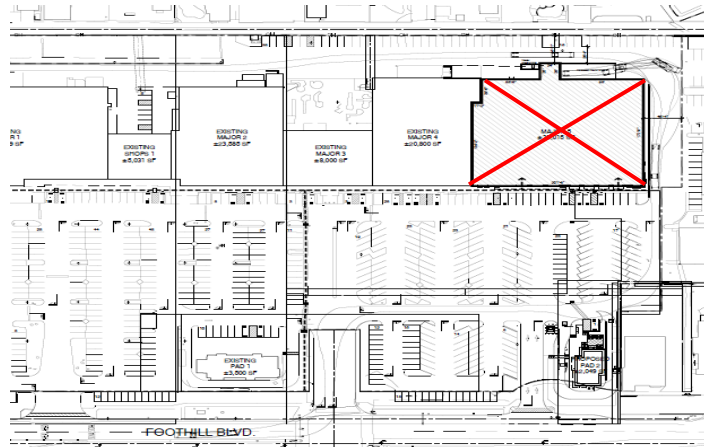
Supermarket | 229 E. Foothill Blvd

Project: 35,000 square foot grocery store.

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Planning Commission approved project on 12/11/2019.



Apartments | 1252 E. 7th Street

Project: 72 3-story for-rent apartment units.

Applicant/Developer: KIVA LLC.

Current Status:

- Planning entitlements under review.

