

**DUE TO THE ONGOING EMERGENCY CONCERNING THE COVID-19 VIRUS, THIS MEETING WILL BE CONDUCTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.**

**IN PERSON ATTENDANCE AT MEETINGS IS CURRENTLY NOT PERMITTED. RESIDENTS MAY OBSERVE THE MEETING REMOTELY VIA LIVESTREAM ON THE CITY WEBSITE OR ON SPECTRUM CABLE TV CHANNEL 3 AND FRONTIER CABLE TV CHANNEL 26**

**FOR DETAILED INFORMATION ON HOW TO PARTICIPATE IN REMOTE PUBLIC COMMENT PLEASE VISIT OUR WEBSITE AT: [www.uplandca.gov/city-council-agendasminutes](http://www.uplandca.gov/city-council-agendasminutes) OR CONTACT THE CITY CLERK'S OFFICE AT 909-931-4120**

**AGENDA ATTACHED**



## Special Economic Development Committee Meeting

September 7, 2021

3:00 PM

VIA ZOOM

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1. ORAL COMMUNICATIONS
  2. INTRODUCTION OF STAFF AND PURPOSE OF COMMITTEE
  3. COMMITTEE MEMBER ORIENTATION AND BROWN ACT TRAINING
  4. DISCUSSION AND REVIEW OF DEVELOPMENT WITHIN THE CITY
  5. COMMERCIAL REHABILITATION PROGRAM UPDATE
  6. BUSINESS ATTRACTION AND ASSISTANCE PROGRAM UPDATE
  7. UPLAND SMALL BUSINESS SUPPORT: RENT RECOVERY PROGRAM

**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](http://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 September 2, 2021, a true and correct copy of this agenda was posted 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](http://www.uplandca.gov)



# STAFF REPORT

**ITEM NO. 4.**

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**DATE:** September 7, 2021  
**TO:** ECONOMIC DEVELOPMENT COMMITTEE  
**FROM:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
**PREPARED BY:** LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER  
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR  
**SUBJECT:** DISCUSSION AND REVIEW OF DEVELOPMENT WITHIN THE CITY

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## **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 Development Highlights Report which provides the community, real estate brokers and developers a snapshot of what is occurring in Upland from a planning and development perspective. The report is available in hard copy and on the City's website at the following URL: <https://www.uplandca.gov/current-projects>

## **ISSUES/ANALYSIS**

Staff will provide a brief update on a number of the projects on the Development Highlights Report and answer questions that the Committee or the public attending the meeting may have.

**FISCAL IMPACTS**

There is no fiscal impact associated with this action.

**ALTERNATIVES**

Provide alternative direction to staff.

**ATTACHMENTS:**

**Exhibit A: Development Highlights - August 24, 2021**



## DEVELOPMENT HIGHLIGHTS

### CITY COUNCIL DISTRICT NO. 1

**Project: Upland Town Square**

Location: 913 W. Foothill Boulevard.

Description: Demolish two (2) existing buildings and replace them with a new 10,000 square foot/5 suites, mixed use building.

Planner: Mike Poland

Applicant/Developer: Brixmore Property Group

Current Status:

- Demolition permit has been issued.
- Building plans have been approved.



**Project: Historic Pumphouse Commercial Center**

Location: 1590 N. Benson Avenue.  
Description: Remodel of an existing commercial center.  
Planner: Mike Poland  
Applicant/Developer: Behnam Naraghi  
Current Status:

- Currently under construction.



**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:

- Currently under construction.
- \$581,990 - \$739,000.
- 1515-2185 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 plans are currently under review.



**Project: The Magnolias**

Location: 1555 W. Foothill Boulevard.  
Description: 37 for-sale two-story townhomes.  
Planner: Mike Poland  
Applicant/Developer: GFR Homes  
Current Status:

- Construction completed on all 37 units.
- All homes are sold.



**CITY COUNCIL DISTRICT NO. 2**

**Project: Kahramana Restaurant**

Location: 345 W. Foothill Boulevard.  
Description: Approved restaurant and banquet hall with ancillary services, live entertainment, outdoor patio seating for dining, and hookah.  
Planner: Jacqueline Hong  
Applicant/Developer: Alaaldin Almuzian  
Current Status:

- Currently under construction.



**Project: Highline by Watt Communities (Williams Homes)**

Location: 1814 N Campus Avenue  
Description: 48 for-sale three-story townhomes in 10 buildings.  
Planner: Mike Poland  
Applicant/Developer: Watt Communities  
Current Status:

- Currently under construction. 36 units have been completed
- 41 units have been sold.



**Project: Alta Apartments**

Location: 1160 E. 19<sup>th</sup> Street.

Description: 203 for-rent apartments in 2 four-story buildings. 1-3 Bedrooms.

Planner: Mike Poland

Applicant/Developer: Wood Partners

Current Status:

- Construction completed.
- 80% of units have signed rental agreements.



**Project: Colony Condos**

Location: E. 19<sup>th</sup> Street.

Description: 60 unit for sale condominium development. The development 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: 15<sup>th</sup> Street, between Fernando Avenue and Monte Verde Avenue.

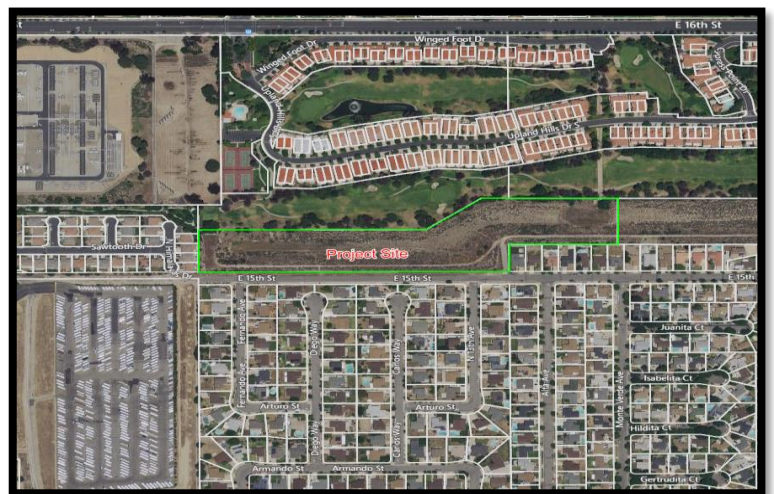
Description: 65 for-sale detached single-family homes.

Planner: Joshua Winter

Applicant/Developer: KB Homes

Current Status:

- Planning entitlement applications are under review.



**Project: The Courtyards at Upland Hills**

Location: 1176 Masters Drive

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

Planner: Mike Poland

Applicant/Developer: Diversified Properties

Current Status:

- Construction completed.
- All homes are sold.



**Project: Colonies Campus Center**

Location: The Colonies at San Antonio  
Specific Plan Planning Area No. 21

Description: Gasoline station/car wash, a 4,280 square foot convenience store with beer and wine sales, and a 1,500 square foot quick service restaurant.

Planner: Mike Poland

Applicant/Developer: Ash Etemadian

Current Status:

- Construction drawings are approved.



**Project: Colonies Campus Center**

Location: The Colonies at San Antonio Specific  
Plan Planning Area No. 21

Description: An 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:

- Construction drawings are approved.



**Project: Chick-fil-A**

Location: 1949 N Campus Avenue

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

Planner: Joshua Winter

Applicant/Developer: Chick-fil-A

Current Status:

- Approved by the Planning Commission on May 26, 2021.



**Project: Planet Car Wash**

Location: 1300 E. 20<sup>th</sup> Street

Description: A public 2,972 square foot car wash on the new Ford of Upland site in the Colonies.

Planner: Mike Poland

Applicant/Developer: Planet Car Wash LLC

Current Status:

- Approved by the Planning Commission on May 26, 2021.



**Project: The Colonies Self Storage Building**

Location: SEC of 20<sup>th</sup> Street & N. Campus Avenue

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

Planner: Mike Poland

Applicant/Developer: 1784 Capital Holdings LLC

Current Status:

- Conditional Use Permit approved by the Planning Commission on June 23, 2021.
- Development Plan Review approved by the Planning Commission on July 28, 2021.



## **CITY COUNCIL DISTRICT NO. 3**

### **Project: Lennar at Harvest**

Location: 2237 Apple Court

Description: 193 for-sale combination of single family detached and attached homes.

Planner: Mike Poland

Applicant/Developer: Lennar

Current Status:

- Construction on-going. 181 homes have been completed.
- 1470 - 1791 Sq Ft.



### **Project: T & T Industrial**

Location: 1701 W. 11<sup>th</sup> Street

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

Planner: Joshua Winter

Applicant/Developer: Francis Wang

Current Status:

- Building plan check completed.



### **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 is currently in progress.



**Project: San Antonio Apartments**

Location: San Antonio and 9<sup>th</sup> Street

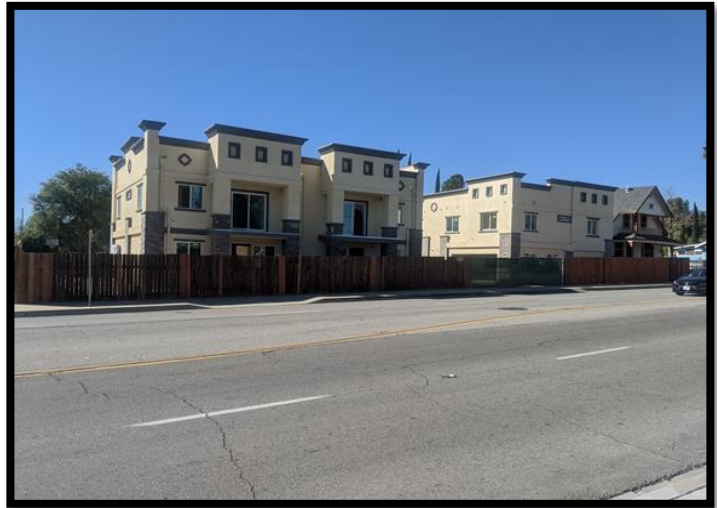
Description: 6 for-rent apartments and 1 single-family detached home.

Planner: Joshua Winter

Applicant/Developer: Mario R. Sosa Herrera

Current Status:

- Currently under construction.



**Project: Upland Central Commerce Center**

Location: 1985 W. 11<sup>th</sup> Street

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

Planner: Joshua Winter

Applicant/Developer: Jennifer Moore Realty Group

Current Status:

- Currently 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:

- Construction plans are currently under review.



**Project: Risen Bakery and Grill**

Location: 1600 W. 9<sup>th</sup> Street.  
Description: A bakery and sandwich shop.  
Planner: Jacqueline Hong  
Applicant/Developer: Gabriel Boyadjian  
Current Status:  
• Currently under construction.



**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 entitlements has been completed.



**CITY COUNCIL DISTRICT NO. 4**

**Project: Firefly Cottage**

Location: 234 Arrow Highway  
Description: A 2,642 square foot dine-in and take-out restaurant/bakery.  
Planner: Mike Poland  
Applicant/Developer: The Firefly Cottage LLC  
Current Status:  
• Planning entitlements have been approved.  
• Building permits have been issued.



**Project: Upland Apartments**

Location: 13<sup>th</sup> Street and A Street

Description: 4 for-rent apartments.

Planner: Jacqueline Hong

Applicant/Developer: Amy Braun AIA

Current Status:

- Planning entitlements are approved.
- Construction drawings are in plan check.



**Project: Studio 429**

Location: 222 E. 9<sup>th</sup> Street

Description: New restaurant and bar.

Planner: Joshua Winter

Applicant/Developer: Alain Fournier

Current Status:

- Interior construction continues on the tenant improvements.



**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 drawings are in plan check.



**Project: Fairytale Castle Daycare**

Location: 710 E. Foothill Boulevard  
Description: Child Day Care Center for up to 94 children.  
Planner: Joshua Winter  
Applicant/Developer: We Zhao  
Current Status:

- Building permits have been issued.



**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.
- Thirty-two (32) homes have been sold.
- 1211 - 1594 Sq Ft.



**Project: Sage at Ninth (Phase 2)**

Location: 1344 E. 9<sup>th</sup> Street  
Description: 26 for-sale 2-story townhomes.  
Planner: Mike Poland  
Applicant/Developer: Upland 3 Acres LLC  
Current Status:

- Demolition permits have been issued for existing structures.
- Building permits have been approved.



**Project: 11<sup>th</sup> Avenue Apartments**

Location: 278 N. 11<sup>th</sup> Avenue

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

Planner: Mike Poland

Applicant/Developer: Salim Samour

Current Status:

- Building permit has expired.



**Project: Starbucks**

Location: 235 E. Foothill Boulevard

Description: Drive-thru coffee shop.

Planner: Joshua Winter

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Demolition permit issued for Sizzlin building.



**Project: Supermarket**

Location: 275 E. Foothill Blvd

Description: 35,000 square foot grocery store.

Planner: Jacqueline Hong

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Building permits are approved and construction is occurring.



**Project: Apartments**

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

- Construction plans are currently under review.



**Project: The Galley Restaurant**

Location: 161 N. 2<sup>nd</sup> Avenue  
Description: Restaurant (The Galley Fish Grill). Project includes interior improvements and a new exterior front facade.  
Planner: Mike Poland  
Applicant/Developer: Rigo Rodriguez.  
Current Status:

- Tenant improvements are in plan check.



**Project: Magnolia Tea Room**

Location: 201 N. 1st Avenue  
Description: Restaurant (The Olde Magnolia Tea Room). Project includes interior improvements and a new exterior front facade.  
Planner: Mike Poland  
Applicant/Developer: Michael Dominguez.  
Current Status:

- Interior tenant improvements have been completed.



**Project: Medical Office Building**

Location: 185 E. 7<sup>th</sup> Street

Description: A 3,475 Medical Office Building.

Planner: Jacqueline Hong

Applicant/Developer: Gaspar Belmar

Current Status:

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



**Project: Commercial/Office Shell Building**

Location: 137 E. 7<sup>th</sup> Street

Description: A 4,000 commercial/office shell building.

Planner: Jacqueline Hong

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 3,800 square feet of retail space and a 2,100 square foot drive-thru fast-food restaurant.

Planner: Joshua Winter

Applicant/Developer: Sorsirs, Inc.

Current Status:

- Planning Commission to consider on September 22, 2021.



**Project: Linc Housing**

Location: 142 N. 6<sup>th</sup> Avenue

Description: Proposed 88 units of affordable housing (Apartments).

Planner: Joshua Winter

Applicant/Developer: Linc Housing

Current Status:

- Planning entitlements are incomplete.



**Project: Rally's Hamburgers**

Location: 1317 E. Foothill Boulevard

Description: Remodel and redesign an existing 1,300 square foot restaurant (Taco King) to become a Rally's Hamburgers Restaurant.

Planner: Mike Poland

Applicant/Developer: Gary Wang Architects

Current Status:

- Construction plans are currently under review.



**Project; Upland Apartments**

Location: NW Corner of Third Avenue and Eighth Street

Description: Proposed 141 Apartment units with adjacent retail uses.

Planner: Joshua Winter

Applicant/Developer: WHA POC: Jay Kocourek

Current Status:

- Planning entitlements are under review.



**Project: Pro-Five Brewery**

Location: 105 E. A Street

Description: Microbrewery and coffee bar.

Planner: Jacqueline Hong

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

Current Status:

- Approved by the Planning Commission on March 24, 2021.



**Project: Taco Bout Good**

Location: 291 N. Second Avenue #160

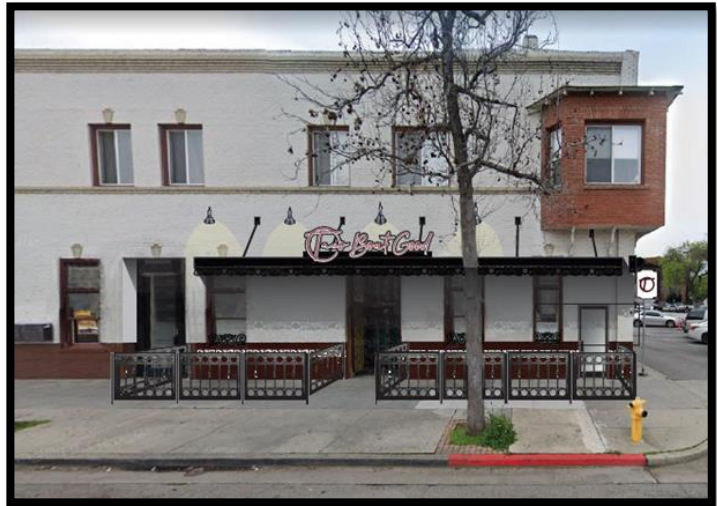
Description: Restaurant with interior and façade improvements.

Planner: Mike Poland

Applicant/Developer: Javier & Ricardo Tovar

Current Status:

- Conceptual improvement drawings are under review.



**City of Upland – Planning Division**  
**460 North Euclid Avenue, Upland, CA 91786-4732**  
**(909) 931-4130**  
**[www.uplandca.gov](http://www.uplandca.gov)**



# STAFF REPORT

**ITEM NO. 5.**

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**DATE:** September 7, 2021  
**TO:** ECONOMIC DEVELOPMENT COMMITTEE  
**FROM:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
**PREPARED BY:** LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER  
GIOVANNI ARELLANO, REHABILITATION PROGRAMS ADMINISTRATOR  
**SUBJECT:** COMMERCIAL REHABILITATION PROGRAM UPDATE

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## **RECOMMENDED ACTION**

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

## **GOAL STATEMENT**

The proposed action supports the City's goal to eliminate blight and promote economic development activities in Historic Downtown Upland.

## **BACKGROUND**

The City sponsors the Commercial Rehabilitation Program (CRP) funded in whole by federal Community Development Block Grant (CDBG) funding. The program furthers the City's goal of eliminating blight by encouraging economic development activity including the revitalization of Historic Downtown Upland by providing new and existing businesses a façade grant to fund City approved storefront enhancements.

## **ISSUES/ANALYSIS**

Staff will provide an update on the current business applications.

## **FISCAL IMPACTS**

All funding for the CRP utilizes CDBG funds to provide up to \$30,000 in façade grants and up to an additional \$15,000 for lead and asbestos abatement services, if needed. There is no direct impact to the General Fund as a result of running this program.

**ALTERNATIVES**

Provide alternative direction to staff.

**ATTACHMENTS:**

**CRP Applicant List**

**Commercial Rehabilitation Program - Historic Downtown Revitalization Grant  
CITY MANAGER UPDATE  
FY 2021-2022  
Aug 2021**

**CRP ACTIVE PROJECTS**

No.	Applicant/Business Name	Applicant's Street Address	Date Application Submitted	New Business or Existing Business	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	2 bids in
3	Simonis Optometry	155 N. Second Avenue	07/15/19	Existing Business	\$ 30,000.00	Out to bid
4	Studio Four29	222 E. 9th St.	01/23/20	New Business	\$ 30,000.00	Out to bid
5	9th Street Hair Salon	110 E. 9th St.	12/05/19	Existing Business	\$ 30,000.00	On Hold no funding available
6	Sophies Hair Secret	182 N. Second Avenue	09/09/19	Existing Business	\$ 30,000.00	On Hold no funding available
7	The Galley Fish Grill	161 N. Second Avenue	08/31/20	New Business	\$ 30,000.00	Out to bid
8	Taco Bout Good	291 N. Second Ave #160	09/17/20	New Business	\$ 30,000.00	2 bids in
9	The Oddfellows	233 N. Second Avenue	09/10/20	Existing Business	\$ 30,000.00	On Hold no funding available
10	Pro 5 Brewing Co.	105 E. "A" Street	01/29/21	New Business	\$ 30,000.00	2 bids in
<b>Total</b>					<b>\$ 300,000.00</b>	

**CRP INQUIRY LIST**

No.	Applicant/Business Name	Applicant's Street Address	Date of Initial Contact	New Business or Existing Business	Amount	Application Status
A	Argo Optometry	300 N. Euclid Ave.	07/15/19	Existing Business	\$ -	Never responded
B	Rest.)	200 N. Second Avenue	12/05/19	<i>New Business</i>	\$ -	Never responded
C	Heirloom Upland	105 E. "A" Street	01/29/20	<i>New Business</i>	\$ -	Never responded
D	Summer Solstice Boutique	155 E. C Street	11/12/20	New Business	\$ -	Never responded
E	L'Diamond Winery Bistro	376 N. Second Ave.	03/17/21	New Business	\$ 30,000.00	Pending app. Submittal
F	Wingsmith	200 N. Second Avenue	04/06/21	New Business	\$ 30,000.00	Pending app. Submittal
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	\$ 30,000.00	Pending app. Submittal
H	Hollywood Hair Bar	155 E. C Street	04/29/21	New Business	\$ -	Program inquiry only
I	Barcuso	101 N. Second Avenue	08/09/21	New Business	\$ 30,000.00	Pending app. Submittal
<b>Total</b>					<b>\$ 120,000.00</b>	

**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.



# STAFF REPORT

**ITEM NO. 6.**

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**DATE:** September 7, 2021  
**TO:** ECONOMIC DEVELOPMENT COMMITTEE  
**FROM:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
**PREPARED BY:** LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER  
GIOVANNI ARELLANO, REHABILITATION PROGRAMS ADMINISTRATOR  
**SUBJECT:** BUSINESS ATTRACTION AND ASSISTANCE PROGRAM UPDATE

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## **RECOMMENDED ACTION**

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

## **GOAL STATEMENT**

The proposed action supports the City's goal to eliminate blight and promote economic development activities in Historic Downtown Upland.

## **BACKGROUND**

The City sponsors the Business Attraction and Assistance Program (BAAP) funded in whole by federal Community Development Block Grant (CDBG) funding. The program furthers the City's goal of encouraging and prompting economic development activity and revitalization of Historic Downtown Upland by providing new businesses incentives in the form of a forgivable loan in exchange for creating and retaining low to moderate income jobs.

## **ISSUES/ANALYSIS**

Staff will provide an update on the current business applicants.

## **FISCAL IMPACTS**

All funding for the BAAP utilizes CDBG funds to provide up to \$50,000 in forgivable loans. There is no direct impact to the General Fund as a result of running this program.

**ALTERNATIVES**

Provide alternative direction to staff.

**ATTACHMENTS:**

**BAAP Applicant List**

**Business Attraction and Assistance Program  
CITY MANAGER UPDATE  
FY 2021-2022  
Aug 2021**

<b>BAAP ACTIVE PROJECTS</b>				
<b>No.</b>	<b>Applicant/Business Name</b>	<b>Applicant's Street Address</b>	<b>Approved Funding Amount</b>	<b>Project Status</b>
1	Studio Four29 Gastropub	222 E. 9th St.	\$ 50,000.00	Owner is working with contractor on interior improvements. Est Open date March 2022
2	The Galley Fish Grill	161 N. Second Avenue	\$ 50,000.00	Pending application submittal
3	Taco Bout Good (TBG)	291 N. Second Avenue	\$ 50,000.00	Owner is working with contractor on interior items, to use funds for equipment est. opening date Winter 2021
4	Olde Magnolia Tea Room	201 N. 1st Avenue	\$ 25,000.00	Owners using funding for payroll and working capital
<b>Funding Amounts: \$ 175,000.00</b>				
<b>BAAP INQUIRY LIST</b>				
<b>No.</b>	<b>Applicant/Business Name</b>	<b>Applicant's Street Address</b>	<b>Proposed Funding Amount</b>	<b>Application Status</b>
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	Pro 5 Brewery	105 E. A Street	\$ 50,000.00	Pending application
H	L' Diamond Winery/Bistro	376 N. Second Ave.	\$ 50,000.00	Pending application
I	Barcuso	Pending Site	\$ 50,000.00	Pending application
J	Wingsmith	Pending Site	\$ 50,000.00	Pending application
K	Coffee and Cure Urban Café	Pending Site	\$ 50,000.00	Pending application
<b>Proposed Funding Amount: \$ 250,000.00</b>				
<b>PROGRAM NOTES:</b> 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.				



# STAFF REPORT

**ITEM NO. 7.**

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**DATE:** September 7, 2021  
**TO:** ECONOMIC DEVELOPMENT COMMITTEE  
**FROM:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
**PREPARED BY:** LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER  
GIOVANNI ARELLANO, REHABILITATION PROGRAMS ADMINISTRATOR  
**SUBJECT:** UPLAND SMALL BUSINESS SUPPORT: RENT RECOVERY PROGRAM

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## **RECOMMENDED ACTION**

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

## **GOAL STATEMENT**

The proposed action supports the City's goal of economic recovery and assistance through federal CARES Act funding.

## **BACKGROUND**

The City sponsors the Upland Small Business Support: Rent Recovery Program (USBSRRP) funded in whole by federal CARES Act Community Development Block Grant (CDBG) COVID19 funding. The program furthers the City's goal of assisting restaurants and retail businesses in recovering from the pandemic by providing rental assistance in exchange for the creation of one full time equivalent job for a low to moderate income employee.

## **ISSUES/ANALYSIS**

Staff will provide an update on the current business applications.

## **FISCAL IMPACTS**

All funding for the USBSRRP utilizes CDBG-CV funds to provide up to three months of in arrears rental assistance or \$10,000, whichever is less. There is no direct impact to the General Fund as a result of running this program.

**ALTERNATIVES**

Provide alternative direction to staff.

**ATTACHMENTS:**

**USBSRRP Applicant List**

**Upland Small Business Support:Rent Recovery Program  
CITY MANAGER UPDATE  
FY 2021-2022  
Aug 2021**

<b>ACTIVE LIST</b>				
<b>No.</b>	<b>BUSINESS NAME</b>	<b>ADDRESS</b>	<b>FUNDING AMOUNT</b>	<b>STATUS/COMMENTS</b>
A-1	Healthylicious Nutritional Ctr.	1434 E. Foothill Blvd. #C	\$ 4,785.00	COMPLETE
A-2	Bombdiggity Catering	1239 W 9th St.	\$ 5,218.87	COMPLETE
A-3	Kishi Japanese Rest.	320 W. Foothill Blvd.	\$ 10,000.00	COMPLETE
A-4	Ashirwad the Blessings	583 E. Foothill Blvd. #6	\$ 7,500.00	COMPLETE
A-5	L Pet Store	659 E. 15th St. #G	\$ 5,157.00	Pending contract execution
A-6	Aroma Restaurant	965 W. Foothill Blvd.	\$ 9,000.00	COMPLETE
A-7	Butter Café and Bakery	1071 E. 16th St. #D	\$ 10,000.00	COMPLETE
A-8	Upland Arena Sports Pub/Grill	1721 W. 11th St.	\$ 10,000.00	COMPLETE
A-9	Wicked Cow Burgers/Brews	131 W. Foothill Blvd.	\$ 10,000.00	COMPLETE
A-10	Jimmy Johns	813 W. Foothill Blvd. #A	\$ 10,000.00	COMPLETE
A-11	Louies Chicken and Fish Grill	960 N. Mountain Ave. #A	\$ 10,000.00	COMPLETE
A-12	Sinfully Sweet Apple Co.	181 N. 2nd Ave.	\$ 5,604.39	COMPLETE
A-13	Sweet Obsession Cheescakes	220 E. A St.	\$ 5,381.79	COMPLETE
A-14	Who's Tea	121 W. Foothill Blvd. #A2	\$ 10,000.00	COMPLETE
A-15	Uranus 27	555 E. Foothill Blvd. #10	\$ 6,420.00	COMPLETE
A-16	Leo's Corner	1386 E. Foothill Blvd.	\$ 10,000.00	COMPLETE
A-17	The Pipe King Upland	303 N. Mountain Ave.	\$ 10,000.00	COMPLETE
A-18	Inland Valley Auto	1920 W. 11th St. #B	\$ 10,000.00	COMPLETE
A-19	Subway 19293	1187 W. Foothill Blvd.	\$ 10,000.00	COMPLETE
A-20	Eden Garden	392 E. A St.	\$ 10,000.00	COMPLETE
A-21	Chucks Tacos	661 E. Foothill Blvd.	\$ 10,000.00	COMPLETE
A-22	Upland Pizza Co.	121 W. Foothill Blvd.	\$ 10,000.00	COMPLETE
A-23	The Stout House	1294 W. 9th St.	\$ 6,115.44	COMPLETE
A-24	Bombdiggity Dogs Brews	261 N. Mountain Ave.	\$ 6,750.00	Pending Check issuance
A-25	Rancho Los Magueyes	1667 N. Mountain Ave. #128	\$ 10,000.00	Executing Agreements
<b>Program Encumbered Amt.</b>			<b>\$ 211,932.49</b>	<b>(To date expenditures)</b>
<b>Program Rent Subsidy Budget</b>			<b>\$ 249,407.00</b>	<b>(CDBG-CV Appropriation Amt.)</b>
<b>Program Balance Amt.</b>			<b>\$ 37,474.51</b>	<b>(Available for Rent Asst.)</b>
<b>TERMINATED FILES</b>				
<b>No.</b>	<b>BUSINESS NAME</b>	<b>ADDRESS</b>	<b>FUNDING AMOUNT</b>	<b>STATUS/COMMENTS</b>
T-1	Road Runner Donuts	1801 W. Foothill Blvd.	\$ -	Terminated - No App Submitted
T-2	The Curling Iron	141 E. Foothill Blvd.	\$ -	Terminated - Not Retail

85%  
100%  
15%

T-3	1906 Inc.	1231 E. 16th St.	\$	-	Terminated - No App Submitted
T-4	CH Enterprise	1933 W. 11th St. #F	\$	-	Terminated - No Employees
T-5	Alta Dena Dairy	1385 W. Foothill Blvd.	\$	-	Terminated - No Employees
T-6	Mountain Plaza Pharmacy	1607 N. Mountain Ave.	\$	-	Terminated - Not Retail
T-7	Optima Salon Suites	365 S. Mountain Ave	\$	-	Terminated - No App Submitted
T-8	Upland Soccer Inc.	1651 W. Foothill Blvd. #J	\$	-	Terminated - No Employees
T-9	Below Zero Shaved Ice	583 E. Foothill Blvd. #6	\$	-	Terminated - No Employees
T-10	Upland Carpet One	144 N. Mountain Ave.	\$	-	Terminated - No App Submitted
T-11	Pacific Car Wash and Gas Station	1639 W. Foothill Blvd.	\$	-	Terminated - No App Submitted
T-12	AG Collectibles	751 W. Foothill Blvd.	\$	-	Terminated - Out of Business
T-13	The Art of Sound Motoring	135 N. Benson Ave.	\$	-	Terminated - No App Submitted
T-14	Metro PCS	1630 W. Foothill Blvd. #B	\$	-	Terminated - No App Submitted
T-15	NewNew Foods dba CA Café	2115 Aviation Dr.	\$	-	Terminated - No App Submitted
T-16	Bamboo Leaf	510 N. 13th Ave. #104	\$	-	Terminated - No App Submitted
T-17	Yaya's Pizza	1477 E. Foothill Blvd.	\$	-	Terminated - No Employees
T-18	Mariscos El Guero	1902 N. Campus Ave. #C	\$	-	Terminated - Withdrew
T-19	Inca Peruvian Grill	870 E. Foothill Blvd. #2	\$	-	Terminated - Withdrew
T-20	NewNew Foods dba CA Café	2115 Aviation Dr.	\$	-	Terminated - No App Submitted
T-21	Urban Fashion Collection Inc.	1425 E. Foothill Blvd.	\$	-	Terminated - No Employees
T-22	Patterson Printshop	1551 W. 13th St. #105	\$	-	Terminated - Not in Arrears
T-23	Style Access	1471 E. Foothill Blvd.	\$	-	Terminated - No Employees
T-24	Risen Bakery and Grill	1600 W. 9th St.	\$	-	Terminated - Not in Arrears
T-25	The Heights Rest.	1883 N Campus Ave #C	\$	-	Terminated - Withdrew
T-26	Stone Collection	1101 W. 9th St.	\$	-	Terminated - Ineligible
T-27	Signature Tile and Stone	1139 W. 9th St.	\$	-	Terminated - Ineligible
T-28	Ad America	1462 W. 9th St.	\$	-	Terminated - Withdrew
T-29	Underground Automotive	1710 W. Foothill Blvd. #D11	\$	-	Terminated - Out of Business
T-30	Custom Fit Bowling Supply	451 W. Foothill Blvd	\$	-	Terminated - No Employees
T-31	Ace Dash Cam	290 N. Benson Ave #6	\$	-	Terminated - No App Submitted
T-32	Blessed Fyah Culture Shop	188 N.2nd Ave.	\$	-	Terminated - No App Submitted
T-33	DT Top Donuts	917 N. Euclid Ave.	\$	-	Terminated - No App Submitted
T-34	Arigato Sushi	121 W. Foothill Blvd. #F	\$	-	Terminated - No App Submitted

T-35	Taqueria Los Magueyes	185 S. Euclid Ave	\$ -	Terminated - Withdrew
T-36	Soni's Market and Liquor	197 S. 2nd Ave.	\$ -	Terminated - No App Submitted
T-37	Subway 24808	180 C St.	\$ -	Terminated - No App Submitted
T-38	Rounding 3rd Sports Bar/Grill	1041 E. 16th St.	\$ -	Terminated - Not in Arrears
T-39	Rescue Brewing Co.	167 N. 2nd Ave.	\$ -	Terminated - Not in Arrears
T-40	Daily Deals Inc.	1306 N. Benson Ave. #D	\$ -	Terminated - No App Submitted
T-41	Al Rahim Foods (Papa Johns)	1242 W. Foothill Blvd.	\$ -	Terminated - No Response

**PROGRAM NOTES:** One time program (CARES CDBG Coronavirus Funding), USBRRP provides up to 3 months of in arrears rent subsidy or \$10,000 whichever is less to restaurant and retail businesses that have been negatively affected by the pandemic. This is a lump sum rent grant paid directly to the landlord on behalf of the tenant.