Economic Development Committee Meeting

December 2, 2019

4:00 PM

Pinky Alder Room - City Hall

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1. ORAL COMMUNICATIONS

2. DISCUSSION OF CURRENT PLANNING PROJECTS

3. REVIEW CURRENT APPLICATIONS FOR COMMERCIAL REHABILITATION PROGRAM AND BUSINESS ASSISTANCE AND ATTRACTION 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.ci.upland.ca.us, subject to staff’s ability to post the documents before the meeting.

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 November 27, 2019, 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).
DATE: December 2, 2019
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING INTERIM CITY MANAGER
PREPARED BY: ROBERT DALQUEST, DEVELOPMENT SERVICES DIRECTOR
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 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:

Planning Project 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 existing commercial center.

Applicant/Developer: Behnam Naraghi
Current Status:
- Planning entitlements have been approved.
- Construction halted.
Chipotle | 2057 Baseline Road.
Project: 2,360 square feet restaurant with drive-through.

Applicant/Developer: Shawna Fuhrman
Current Status:
- Planning entitlements have been approved.
- Under construction.

Sycamore Hills PA1 & PA2 | Baseline Road and Parkview Promenade.
Project: Development of 145 single-family detached homes.

Applicant/Developer: Taylor Morrison
Current Status:
- Planning entitlements have been approved.
- Under construction.

Bridge Point Upland Project | NE corner of Central Avenue & Foothill Boulevard.
Project: 1 warehouse/parcel delivery service building.

Applicant/Developer: Bridge Development Partners
Current Status:
- Planning entitlements are under review.

The Magnolias | 1555 W. Foothill Blvd.
Project: 37 two-story townhomes.

Applicant/Developer: GFR Homes
Current Status:
- Site clearing permit has been issued.
- In building plan check.
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 dwelling units. The Project site is located in both the Cities of Claremont and Upland on the northwest corner of Foothill Boulevard and Monte Vista Avenue.

Applicant/Developer: Clare Properties LLC
Current Status:
• Planning entitlements are under review.

Industrial Warehouse | 1780 W. Foothill Boulevard.
Project: Proposal is for an 118,000 square foot concrete tilt-up building.

Applicant/Developer: Oakmont Industrial Group
Current Status:
• Preliminary project design under review.

CITY COUNCIL DISTRICT NO. 2

Ford of Upland | 1300 E. 20th Street.
Project: Construction of a 46,452 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 three-story townhomes.

Applicant/Developer: Watt Communities
Current Status:
- Planning entitlements have been approved.
- Under construction.

**Alta Apartments | E. 19th Street.**
Project: 203 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 detached single-family homes.

Applicant/Developer: Frontier
Current Status:
The Courtyards at Upland Hills | Upland Hills Drive and E. 16th Street.
Project: 66 detached single-family homes.
Applicant/Developer: Diversified Properties
Current Status:
• Under construction.

Colonies Condominiums | E. 19th Street.
Project: Proposal is for 60 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: 147 single-family detached and attached homes.

Applicant/Developer: Lennar
Current Status:
  • Under construction.

ECI Fuel Systems | 1794 W. 11th Street.
Project: 2 office/warehouse buildings totaling 44,570 square feet.

Applicant/Developer: ECI Fuel Systems
Current Status:
  • Under construction.

Chase Partners | 1704 W. 11th Street.
Project: 2 office/warehouse buildings totaling 56,000 square feet.

Applicant/Developer: Chase Partners
Current Status:
  • Under construction.
**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.
- Construction permits have been issued.

**Arrow Vista Village | SE Corner of Arrow Route and Monte Vista Avenue.**
Project: 40 apartments.

Applicant/Developer: Hutton Companies
Current Status:
- Under construction.

**Enclave by Lewis Companies | College Heights**
Project: Development of up to 350 dwelling units and 0.83 acres of private recreational and park space on 19.04 acres.

Applicant/Developer: Lewis Companies
Current Status:
- Planning entitlements have been approved.
- Project on hold.
San Antonio Apartments | San Antonio and 9th Street.
Project: 6 apartments and 1 single-family detached home.

Applicant/Developer: Mario R. Sosa Herrera
Current Status:
• Planning entitlements have been approved.
• In building plan check.

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:
• Planning entitlements under review.
Mountain Green Center | 335 S. Mountain Avenue

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:
- Construction 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 | 185 N. Mountain Avenue.
Project: A 1,482 square foot gas station and mini-mart.

Applicant/Developer: G & M Oil Company
Current Status:
- Planning entitlements have been approved.
- Under construction.

Upland Apartments | 13th Street and A Street.
Project: 4 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: Amy Braun AIA
Current Status:
- Tenant improvements.
- In building plan check.
Mesa Court Apartments | 708 Mesa Court.
Project: 60 apartments, 2-story units.

Applicant/Developer: Soroush Rahbari, AIA
Current Status:
- Planning entitlements are under review.

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 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC
Current Status:
- Planning entitlements are approved.
- Building plans have been approved.
Ridgecrest (Phase 2) | 1337 Bowen Street.
Project: 26 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 apartments, 3-story 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 apartments, 2-story 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:  
- Planning entitlements are under review.  

Supermarket | 229 E. Foothill Blvd  
Project: 35,000 square foot grocery store.

Applicant/Developer: Upland Village Center, LLC.  
Current Status:  
- Planning entitlements are under review.  

Apartments | 1252 E. 7th Street  
Project: 72 apartments/3-story units.

Applicant/Developer: KIVA LLC.  
Current Status:  
- Planning entitlements are under review.