



Special Economic Development Committee Meeting

October 5, 2020

4:00 PM

Carnegie Library

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1. ORAL COMMUNICATIONS
 2. UPDATE OF POTENTIAL MIXED-USE PROJECT CONSISTING OF A SEAFOOD RETAIL MARKET, RESTAURANT AND DISTRIBUTION FACILITY ON A 3.68-ACRE PARCEL LOCATED ON 20TH STREET IN THE COLONIES AT SAN ANTONIO SPECIFIC PLAN
 3. UPDATE ON THE SMALL BUSINESS COVID-19 ECONOMIC RELIEF PROGRAM
 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 October 1, 2020, a true and correct copy of this agenda was posted at 450 N. Euclid Avenue (Upland Public Library) 460 N. Euclid Avenue (Upland City Hall) and City Website www.uplandca.gov.



STAFF REPORT

ITEM NO. 2.

DATE: October 5, 2020
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: UPDATE OF POTENTIAL MIXED-USE PROJECT CONSISTING OF A SEAFOOD RETAIL MARKET, RESTAURANT AND DISTRIBUTION FACILITY ON A 3.68-ACRE PARCEL LOCATED ON 20TH STREET IN THE COLONIES AT SAN ANTONIO SPECIFIC PLAN

RECOMMENDED ACTION

It is recommended that the Economic Development Committee receive an update on the potential project and provide feedback to the prospective business owner.

GOAL STATEMENT

The proposed action supports the City's goal to identify and foster continued economic development opportunities in the City.

BACKGROUND

At the January 23, 2020 Economic Development Committee meeting, a potential project was presented to the Committee by the business owner of Cold Foods and a representative of Marcus & Millichap (Commercial Brokerage). Cold Foods specializes in the exclusive import and distribution of superior quality seafood from the Scandinavian Region and distributes to a client base across the United States. Cold Foods current distribution facility is located in the City of Vernon.

ISSUES/ANALYSIS

Staff and a representative of Cold Foods and their commercial broker (Marcus & Millichap) will provide an update on the project to the Committee. As the Committee may recall, the project entailed development of a 3.68-acre parcel for a mixed-use project consisting of a 10,000 square foot seafood retail market and restaurant, and approximately a 55,000 to 60,000 square foot distribution facility.

FISCAL IMPACTS

The ownership of Cold Foods has indicated that the City would receive sales tax revenue from e-commerce as the subject site would be designated on their license from the State Department of Tax & Fee Administration as point-of-sale for this business.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

No Attachments Available



STAFF REPORT

ITEM NO. 3.

DATE: October 5, 2020
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING, CITY MANAGER
PREPARED BY: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR
LIZ CHAVEZ, DEVELOPMENT SERVICES MANAGER
MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR
GIOVANNI ARELLANO, REHABILITATION PROGRAMS ADMINISTRATOR
SUBJECT: UPDATE ON THE SMALL BUSINESS COVID-19 ECONOMIC RELIEF PROGRAM

RECOMMENDED ACTION

It is recommended that the Economic Development Committee receive and file the update to the Small Business COVID-19 Economic Relief Program ("SBCERP").

GOAL STATEMENT

The proposed action supports the City of Upland's goal of supporting local businesses and business recovery programs with the City.

BACKGROUND

On July 13, 2020, the City Manager approved, under Executive Order No. 2020-5, the use of \$100,000 of Coronavirus Aid, Relief and Economic Security Act ("CARES Act") funding to finance the SBCERP. The SBCERP was developed and implemented to alleviate COVID-19 pandemic stresses on the local businesses, reduce the virus spread in the community and assist businesses in meeting the Governor of California's health orders relative to utilizing exterior space for business continuation functions.

The SBCERP provides reimbursable grants up to \$1,000 to Upland small businesses with fifty (50) employees or less that have been negatively impacted by Novel Coronavirus Disease 2019 ("COVID-19"), the Governor of California's Executive Orders, and/or the San Bernardino County Public Health Orders relative to the Novel Coronavirus Pandemic.

ISSUES/ANALYSIS

Due to various health orders issued to combat the spread of COVID-19, restaurants and other commercial businesses, not deemed essential, have been ordered to close or is restricted in conducting interior business functions. To help Upland small businesses comply with the public health orders, the SBCERP can issue up to \$1,000 in reimbursable grants (not loans) to small businesses in Upland to assist them in achieving and maintaining COVID-19 compliance with all related state or county health orders.

Eligible SBCERP reimbursable expenses include:

1. Tables and Chairs (for outdoor service)
2. Umbrellas, Canopies, and Tents (for outdoor service)
3. Temporary Railing (for outdoor service)
4. Disinfectants
5. Personal Protective Equipment (PPE)
6. Any other business item, equipment, and/or material deemed eligible by staff that meets the intent of this program

As of the date of the writing of this staff report, Staff had approved 82 small businesses to participate in the SBCERP and anticipates an additional 10 businesses to apply before the program enrollment period ends on September 30, 2020. Staff continues to process SBCERP reimbursements to businesses and, in a Business Ambassador capacity, will be conducting follow up SBCERP compliance monitoring of the businesses to ensure that business items, equipment and/or materials reimbursed by the SBCERP are being used as intended.

FISCAL IMPACTS

\$100,000 of Coronavirus Aid, Relief and Economic Security Act ("CARES Act") funding was used to finance the SBCERP per City Council previous approval.

No impact to the General Fund.

ALTERNATIVES

Provide alternative direction to staff.

ATTACHMENTS:

No Attachments Available



STAFF REPORT

ITEM NO. 4.

DATE: October 5, 2020
TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ROSEMARY HOERNING, CITY MANAGER
PREPARED BY: ROBERT D. 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 Economic Development Committee, City Council, and community informed on current development projects underway in the City.

BACKGROUND

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

ISSUES/ANALYSIS

Staff will provide a brief update on a number of the projects contained in the Development Highlights Report, and answer any questions that the Committee or members of 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:

Development Highlights Report - September 24, 2020



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 Property Group

Current Status:

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



Historic Pumphouse Commercial Center | 1590 N. Benson Avenue.

Project: Remodel of an existing commercial center.

Applicant/Developer: Behnam Naraghi

Current Status:

- Construction on-going.



Chipotle | 2057 Baseline Road.

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

Applicant/Developer: Chipotle, Shawna Fuhrman

Current Status:

- Project completed and business is operating.



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:

- Construction on-going.



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:

- Approved by the City Council on April 1, 2020.
- Grading plan check underway.



The Magnolias | 1555 W. Foothill Boulevard.

Project: 37 for-sale two-story townhomes.

Applicant/Developer: GFR Homes

Current Status:

- Construction on-going.



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.

Applicant/Developer: Clare Properties LLC

Current Status:

- Planning entitlement applications are incomplete.



Kahramana Restaurant | 345 W. Foothill Boulevard.

Project: Approved restaurant and banquet hall with ancillary services, live entertainment, outdoor patio seating for dining, and hookah.

Applicant/Developer: Alaaldin Almuzian

Current Status:

- Approved by Planning Commission on February 26, 2020.
- Interior construction continues on tenant improvements.



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:

- Construction on-going.



Highline | Campus Ave. & Colonies Parkway.

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

Applicant/Developer: Watt Communities

Current Status:

- Construction on-going.



Alta Apartments | E. 19th Street.

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

Applicant/Developer: Wood Partners

Current Status:

- Construction on-going.



Colony Condos | E. 19th Street.

Project: 60 unit for sale condominium development within the Colonies at San Antonio Specific Plan - Planning Area 4. The development will consist of 7 levels of residential units and resident serving amenities over 2 levels of subterranean garage.

Applicant/Developer: Colonies Partners L.P.
Current Status:

- Planning entitlements are under review.

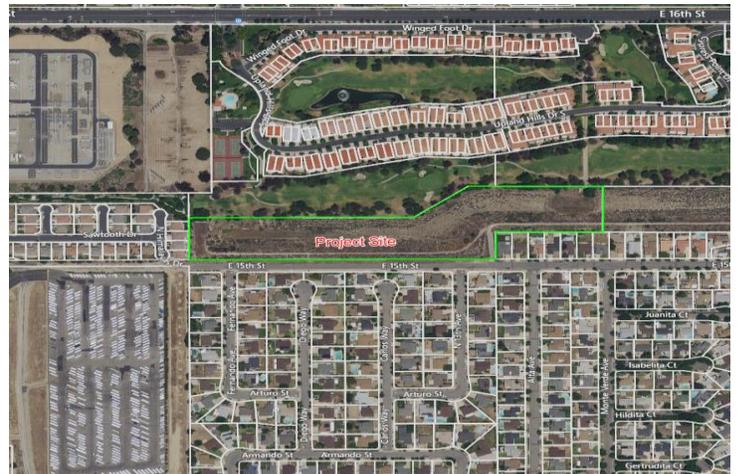


Villa Serena | 15th Street, between Fernando Avenue and Monte Verde Avenue.

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

Applicant/Developer: Frontier
Current Status:

- City Council approved on April 13, 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 on-going.



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 square foot convenience store with beer and wine sales, and a 1,500 square foot quick service restaurant.

Applicant/Developer: Ash Etemadian
Current Status:

- Approved by the Planning Commission on September 23, 2020.



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

Project: Proposal for 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.

Applicant/Developer: Ash Etemadian
Current Status:

- Approved by the Planning Commission on September 23, 2020.



CITY COUNCIL DISTRICT NO. 3

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

Project: 147 for-sale combination of single family detached and attached homes.

Applicant/Developer: Lennar
Current Status:

- Construction on-going.



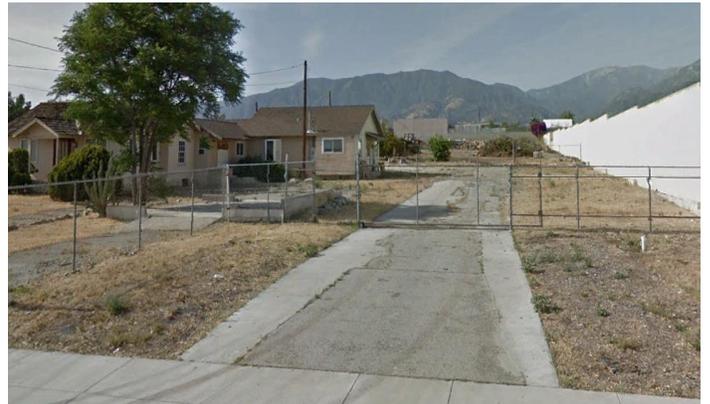
T & T Industrial | 1701 W. 11th Street.

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

Applicant/Developer: Francis Wang

Current Status:

- Building plan check completed.



Lewis Companies | College Heights

Project: Proposed development of 192 residential units comprised of 116 detached condominium units and 76 attached condominium units on 15.6 acres.

Applicant/Developer: Lewis Land Developers, LLC.

Current Status:

- Planning entitlements submitted on August 12, 2020. Entitlements are under review.



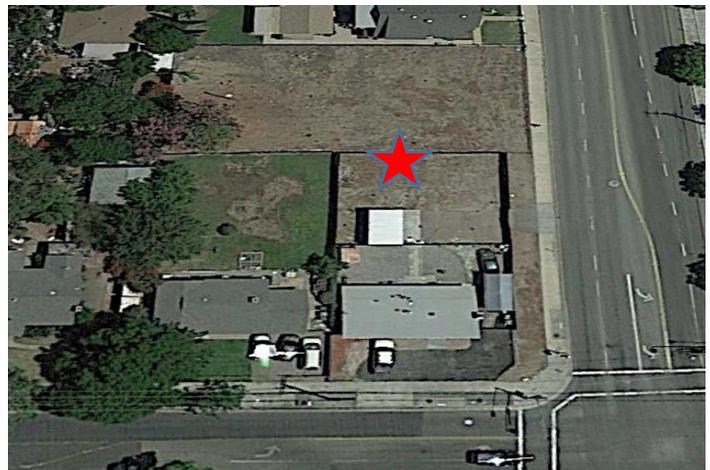
San Antonio Apartments | San Antonio and 9th Street.

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

Applicant/Developer: Mario R. Sosa Herrera

Current Status:

- Construction on-going.



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:

- Construction drawings are in 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 entitlement applications are incomplete.



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 Commission approved project on March 25, 2020.
- Construction drawings are in plan check.



**Yellow Iron Development 257 LLC/2068
W. 11th Street**

Project: A 92,275 square foot warehouse building.

Applicant/Developer: Yellow Iron Development 257 LLC

Current Status:

- Planning entitlements are under review.



Risen Bakery and Grill / 1600 W. 9th Street

Project: A proposed bakery and sandwich shop.

Applicant/Developer: Gabriel Boyadjian

Current Status:

- Planning Commission approved project on July 22, 2020.



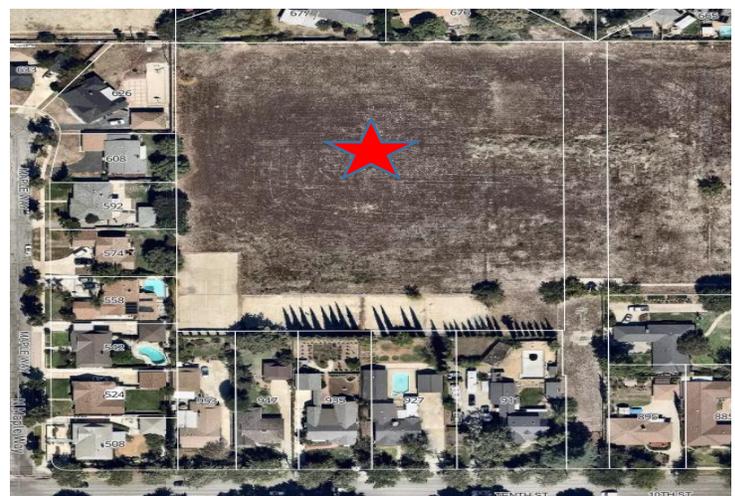
**Citrus Village Apartments | Between 895
& 911 W. Arrow Highway.**

Project: Proposed 199 unit senior housing project.

Applicant/Developer: Nick Hankins

Current Status:

- Planning entitlements are under review.



CITY COUNCIL DISTRICT NO. 4

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.



Upland Apartments | 13th Street and A Street.

Project: 4 for-rent apartments.

Applicant/Developer: Amy Braun AIA

Current Status:

- Planning entitlements are approved.



Studio 429 | 222 E. 9th Street.

Project: New restaurant and bar.

Applicant/Developer: Alain Fournier

Current Status:

- Interior construction continues on tenant improvements.



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 January 22, 2020.



Fairytale Castel Daycare | 710 E. Foothill Boulevard.

Project: Child Day Care Center for up to 96 children.

Applicant/Developer: We Zhao

Current Status:

- Approved by the Planning Commission on September 23, 2020.



Ridgecrest (Phase 1) | 1337 Bowen Street.

Project: 52 for-sale 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Construction on-going.
- Model homes are under construction.



Ridgecrest (Phase 2) | 1337 Bowen Street.

Project: 26 for-sale 2-story townhomes.

Applicant/Developer: Upland 3 Acres LLC

Current Status:

- Planning Commission approved Planning Entitlements on May 27, 2020.
- Construction drawings are in plan check.



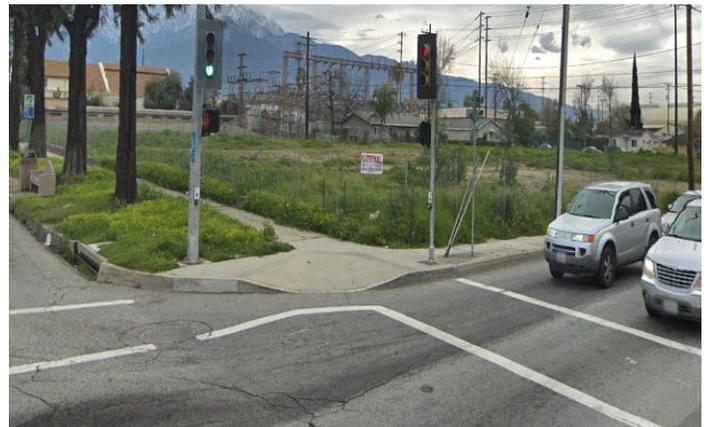
Tierras Atlas | NE corner of 8th and Euclid Avenue.

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

Applicant/Developer: 8th & Euclid Inc. LLC

Current Status:

- Planning Entitlements have expired.
- Applicant is working on 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:

- Construction drawings are in plan check.



Starbucks | 275 E. Foothill Blvd.

Project: Drive-thru coffee shop.

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- City Council approved on February 24, 2020.



Supermarket | 229 E. Foothill Blvd

Project: 35,000 square foot grocery store.

Applicant/Developer: Upland Village Center, LLC.

Current Status:

- Building permits are approved.



Apartments | 1252 E. 7th Street

Project: 66 3-story for-rent apartment units.

Applicant/Developer: KIVA LLC.

Current Status:

- Planning Commission approved project on July 8, 2020.



Apartments | 142 North 6th Avenue

Project: 88 affordable for rent apartments units.

Applicant/Developer: LINC Housing.

Current Status:

- Planning entitlements are incomplete.



Restaurant | 161 N. 2nd Avenue

Project: Proposed restaurant (The Galley Fish Grill). Project includes interior improvements and a new exterior front facade.

Applicant/Developer: Rigo Rodriguez.

Current Status:

- Planning entitlements have been approved for interior tenant improvements.



City of Upland – Planning Division

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