



## Special Economic Development Committee Meeting

January 23, 2020

4:00 PM

Pinky Alder Room - City Hall

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1. ORAL COMMUNICATIONS
  2. PRESENTATION ON A POTENTIAL MIXED USE PROJECT CONSISTING OF A SEAFOOD/RETAIL MARKET, RESTAURANT, AND DISTRIBUTION CENTER ON A 3.68 ACRE SITE LOCATED AT 20TH STREET IN PLANNING AREA 20 OF THE COLONIES AT SAN ANTONIO SPECIFIC PLAN

**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](http://www.ci.upland.ca.us), subject to staff's ability to post the documents before the meeting.

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**POSTING STATEMENT:** On January 16, 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).



# STAFF REPORT

**ITEM NO. 2.**

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**DATE:** January 23, 2020  
**TO:** ECONOMIC DEVELOPMENT COMMITTEE  
**FROM:** ROSEMARY HOERNING, INTERIM CITY MANAGER  
**PREPARED BY:** ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR  
**SUBJECT:** PRESENTATION ON A POTENTIAL MIXED USE PROJECT CONSISTING OF A SEAFOOD/RETAIL MARKET, RESTAURANT, AND DISTRIBUTION CENTER ON A 3.68 ACRE SITE LOCATED AT 20TH STREET IN PLANNING AREA 20 OF THE COLONIES AT SAN ANTONIO SPECIFIC PLAN

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## **RECOMMENDED ACTION**

It is recommended that the Economic Development Committee receive the presentation by the prospective business owner and provide feedback to staff on the proposal.

## **GOAL STATEMENT**

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

## **BACKGROUND**

Several weeks ago staff met with James Dolback of Cold Foods and representatives of Marcus & Millichap (Commercial Brokerage). Mr. Dolback's company specializes in the exclusive import of superior quality seafood from the Scandinavian Region and distributes to customers across the country. His distribution facility is located in the City of Vernon.

## **ISSUES/ANALYSIS**

Mr. Dolback is interested in moving this facility to the subject site but wants to create a mixed-use project consisting of a retail seafood market, restaurant, and micro-brewery within approximately 10,000 square feet. The cold storage distribution facility would be approximately 55,000 to 60,000 square feet. Approximately, seven trucks would ingress/egress the facility per day.

## **FISCAL IMPACTS**

Mr. Dolback indicates that the City will receive sales tax revenue from e-commerce as the subject site would be designated on his license from the State Department of Tax & Fee Administration as point of sale for his businesses.

## **ALTERNATIVES**

Provide alternative direction to staff.

## **ATTACHMENTS:**

**Aerial Map**

# Aerial Map

Potential Mixed Use Project on a 3.68 Acre site  
60,000 sq. ft. Seafood/Retail Market, Restaurant, & Distribution Facility  
Highway Commercial (CH) land use designation  
Zoning: Colonias San Antonio Specific Plan

