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, 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).
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

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
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: Colonies San Antonio Specific Plan