

DEVELOPMENT QUARTERLY

A newsletter from the Community Development Department

Issue 1

Summer 2019

COUNCIL AND COMMISSION UPDATES



Council Update: As of June 4, City Council meetings are now being filmed! To view, go to sangabrielcity.com.



Planning Commission: Recently previewed the former nursery development application, a proposed mixed use project.



Design Review Update: On April 22, the DRC approved the design for 824 Gladys, a senior care facility.



Historic Preservation Update: The San Gabriel Lanes sign was saved due, in part, to the request by the HPCR Commission.

CURRENT COMMERCIAL PROJECTS

Mission View Plaza

704-712 W. Las Tunas Dr.

- 31 residential units
- 4 live/work units
- 9,300sf retail



Status: Project completion expected by winter 2019...new businesses and restaurants will join Bon Chon, One One Dumpling and Hui Tou Xiang.



New Curio Hotel Project

101 W. Valley Blvd.

- 222 hotel rooms
- 85 residential units
- 55,872sf retail

Status: Project under construction.

According to the development team, completion is expected winter 2019 or spring 2020.



Rubio Village

201-217 S. San Gabriel Blvd.

- 156 residential units
- 16,500sf retail

Status: Demo completed; Valley Relics Museum acquired the San Gabriel Lanes sign; groundbreaking expected August 2019.



The One

101 E. Valley Blvd.

- 31 residential units
- 15,000sf retail

Status: Demo was completed in November 2018. Developer is currently working on excavation and shoring.



The content regarding development projects is for informational purposes only and may not encompass all elements of the approved project. For further detail on a project, please contact the Planning Division at 626-308-2806.

CURRENT COMMERCIAL PROJECTS CONTINUED

Symphony at San Gabriel

824 S. Gladys

- Senior residential care
- 197 room/212 beds

Status: Building plans are expected to be submitted by end of year, 2019.

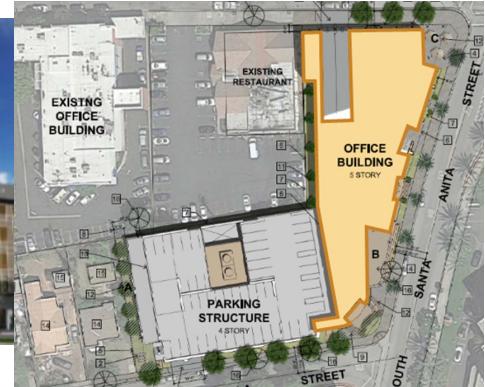


Global Eagle Medical Center

508 W. Las Tunas Dr.

- Medical office building
- 10,840sf retail
- 78,390sf medical office

Status: Preliminary building plans were approved in December 2018.



Former Howards Electronics Site

300 E. Valley Blvd.

- 68 residential units
- 15,000sf of commercial space

Status: Building plans are being reviewed; in plan check.



860 E. Valley Blvd.

- 49 residential units
- 9,258 sf retail space

Status: Building permits were issued spring 2019. Demo completed; project under construction.



500 E. Valley Blvd.

- 5,391 sf retail space

Status: Approved by the Planning Commission. Pending submittal for building plan check.



The Province

400-420 W. Valley Blvd.

- 127 residential units
- 50,500sf of retail space

Status: The project was previously approved by the Planning Commission (entitled); however, the property owner has listed the property for sale. There is no timetable for completion.



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PROJECTS PENDING DEVELOPMENT APPROVAL

San Gabriel Plaza

220 S. San Gabriel Blvd.

- 163 residential units
- 34,835sf of retail space

Status: Property owner expected to make revisions to the development application.



Former San Gabriel Nursery Site

700-800 S. San Gabriel Blvd.

- 243 residential units
- 111,351sf of retail space

Status: Environmental review expected to be completed by summer/fall 2019.



ECONOMIC DEVELOPMENT DIVISION

The City of San Gabriel takes pride in being a business friendly city while preserving our historic past and cultural resources. Economic development plays a critical role in maintaining and enhancing the quality of life in a community. Successful businesses, private financial investment and development as well as the upgrade of the physical environment, all help to increase the sales and property tax revenues in the City as well as create jobs for the community. Consequently, economic development is a priority for San Gabriel.

In recent years, the City has made significant strides in the area of economic development and is proud to have been selected as a most "Business Friendly City" finalist twice, November 2018 and November 2013, by the Los Angeles Economic Development Corporation. Economic development staff serve as business concierges and are available to provide personalized assistance for the San Gabriel business community.

City of San Gabriel Economic Development Strategy

- Mission District Revitalization
- Recruit "Up & Coming" Independent & National Retailers
- Assist & Retain Existing Businesses & Industries
- Promote Community Engagement thru Art, Culture & Entertainment
- Activate Tourism



Economic Development Updates

Food Hall Coming Summer 2020 The Blossom Market Hall is expected to open summer of 2020. Two of the 13 vendors have already been secured. The first is Sushi Rolland by Chef MinRo Yun and the second is Workaholic, a regular vendor at Smorgasburg in Downtown LA. You may also recognize Workaholic if you have attended some of our City's special events such as Dumpling & Beer Fest and Lunar New Year. Stay tuned for more announcements! To learn more about the food hall visit the website at Blossommarkethall.com.

SAVE THE DATE Mark your calendars for the award-winning **Dumpling & Beer Fest**--San Gabriel's local twist on Oktoberfest. With **over 30 craft beer** varieties, 25 dumpling and food vendors, and expanded event area, the 5th anniversary of the festival cannot be missed! Due to the high demand for a weekend event, this year's Dumpling & Beer Fest will be held on **Friday, October 4, 2019!** Tickets for unlimited craft beer tasting can be purchased on Eventbrite, search "San Gabriel Dumpling and Beer."

San Gabriel Travel & Tourism Earlier this year, the City Council approved a Tourism and Marketing Improvement District (TMID) which will have a dedicated revenue stream devoted to marketing San Gabriel as a tourist, meeting, and event destination. With two luxury hotels and a third major hotel under construction, the City is taking on a key role in ensuring the hotels are successful in order to help increase the transient occupancy tax which helps fund city services.



The Community Development Department is comprised of Economic Development, Planning, Building and Neighborhood Improvement Services. For more information on any information contained in this newsletter, please call 626-308-2806 or visit us online at:

City Website: SanGabrielcity.com
ED Website: SanGabrielED.com

