

# DEVELOPMENT QUARTERLY

A newsletter from the San Gabriel Community Development Department

Issue 5

Fall 2020

## COUNCIL AND COMMISSION UPDATES



### City Council Update:

On September 15, 2020, Council approved an Exclusive Negotiating Agreement for the site at 405 S. Del Mar.



### Planning Commission:

The Planning Commission will review the proposed self-storage development at 414-420 S. San Gabriel Blvd. in October 2020.



### Design Review Commission:

On August 24, 2020, the Commission approved a two-story commercial building at 902 E. Mission Rd.

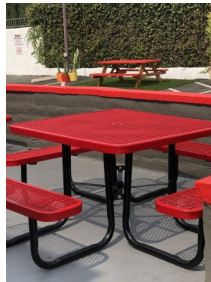


### Historic Preservation & Cultural Resources:

The Historic Context Statement preparation underway in October 2020.

## COMMUNITY DEVELOPMENT UPDATES

### Temporary Outdoor Business Permit Program



The City is reviewing and processing Temporary Outdoor Business permits! In response to COVID-19 and the Los Angeles County re-opening protocols and the health and safety measures, the City is allowing businesses to open outdoor business areas. There is no fee to participate in the program, and the City is processing applications through an expedited process.

For more information, please visit us at [www.SanGabrielED.com](http://www.SanGabrielED.com), or contact the Economic Development Team at [SanGabrielBusiness@sgch.org](mailto:SanGabrielBusiness@sgch.org).

### Housing Update

Starting Fall 2020, the City will begin work on a series of housing programs that will be funded by the State Department of Housing and Community Development through their Senate Bill 2 (SB 2) Planning Grants Program and Local Early Action Planning (LEAP) Grants Program. Both grant applications were reviewed and approved by the City Council at their November 19, 2019 and July 21, 2020 meetings, respectively. The housing programs include updating the City's Housing Element for the 2021-2029 planning, code updates to address density bonus and inclusionary housing, and the preparation of user-friendly illustrative guidebooks to help inform and educate the community on recent housing legislation. Work on these housing programs will be continuous through winter 2021.



### Exclusive Negotiation Agreement for Affordable Housing development at 405 S. Del Mar

On September 15, 2020, City Council approved an Exclusive Negotiation Agreement with The Related Companies to partner on the procurement, planning and development of the site at 405 S. Del Mar, deemed surplus property by the San Gabriel Valley Council of Governments in conjunction with their Alameda Corridor East Project.



### New Planning Manager has Joined the Team!

The Community Development Department welcomes its newest team member, Samantha Tawasart as Planning Manager.

Samantha joins us from our neighboring City of Monterey Park where she worked for the past 17 years, and she has previously worked for the cities of Rosemead and Alhambra. Samantha received her Bachelor's degrees in Political Science and Geography from the University of California, Los Angeles.



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](http://SanGabrielCity.com)  
ED Website: [SanGabrielED.com](http://SanGabrielED.com)





## CURRENT MIXED USE PROJECTS

### Mission View Plaza- 704-712 W. Las Tunas Dr.

- 31 residential units
- 4 live/work units
- 6,369 SF retail

**Status:** Project recently resumed construction. Project completion expected by Fall 2020.



### Curio Hotel Project- 101 W. Valley Blvd.

- 225 hotel rooms
- 87 residential units
- 32,823 SF retail

**Status:** Structural core construction is complete; completing exterior covers. Construction at the east end of the project has been delayed, due in part, to the utility undergrounding at the corner of Del Mar and Valley.



### Rubio Village- 201-217 S. San Gabriel Blvd.

- 159 residential units
- 16,500 SF retail

**Status:** Ready to begin shoring and excavations in Fall 2020. Building permits are ready to be issued.



### 860 E. Valley Blvd.

- 49 residential units
- 9,258 SF retail space

**Status:** Under construction and completion expected to be completed by end of 2021.



### The Province- 400-420 W. Valley Blvd.

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

**Status:** Construction has began. Anticipating building permits issuance in Fall 2021 after the completion of the initial site work.



### 300 E. Valley Blvd.

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

**Status:** Demolition of the existing buildings is ready to start in the coming weeks. The subsequent site work will begin after demolition.



### The One- 101 E. Valley Blvd.

- 81 residential units
- 15,000 SF of commercial space

**Status:** Permits have been pulled and the project has been resumed. Project completion expected Winter 2021.





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## CURRENT MIXED USE PROJECTS, CONTINUED

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**San Gabriel Plaza- 220 S. San Gabriel Blvd.**

- 153 residential units
- 34,835 SF of retail space

**Status:** Project was approved by City Council on February 18, 2020. City staff is working with project architect on the architectural plans. The architectural plans need to go to Design Review Commission for review.



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## CURRENT COMMERCIAL PROJECTS

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**Elegance at San Gabriel- 824 S. Gladys**

- Senior residential care
- 197 rooms with 212 beds

**Status:** Nearing the end of plan check. Construction expected to begin in Fall 2020.



**500 E. Valley Blvd.**

- 5,391 SF retail space

**Status:** Shell building under construction, project completion expected Winter 2020.



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## CURRENT RESIDENTIAL PROJECTS

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**250 S. Arroyo Dr.**

- 12 residential units

**Status:** Permits were issued in March 2020.



**310 E. Live Oak Ave.**

- 10 residential units

**Status:** Project plan check is complete. Underground work is complete. Construction expected to begin soon.



PROJECTS PENDING DEVELOPMENT APPROVAL

Pacific Square- 700-800 S. San Gabriel Blvd.

- 243 residential units
- 80,000 SF of retail space

**Status:** The draft Environmental Impact Report is being prepared. Visit the Planning Division on the City website for updates.



235 S. Arroyo Dr.

- 41 residential units

**Status:** Project is undergoing the entitlement phase.



414-420 S. San Gabriel Blvd.

- Self-storage development
- Approximately 200,000 SF

**Status:** Project continues undergoing the entitlement phase.



Del Mar Vantage– 1975 S. Del Mar Ave.

- 35 residential units
- 9,800 SF of retail space

**Status:** Project is undergoing the entitlement phase. The draft Mitigated Negative Declaration is being prepared.



The Walnut– 1616 Euclid Ave./ 1619 Walnut St.

- 38 residential units
- 2,400 SF of retail space

**Status:** Project continues to undergo the entitlement phase.



ACCESSORY DWELLING UNITS

The data below is reflective of Accessory Dwelling Unit (ADUs) applications received and approved by the Planning Division beginning June 16, 2020 to September 18, 2020:

- Applications received: 14
- Applications approved: 13



DUE TO THE IMPACTS OF THE COVID-19 PANDEMIC, THE TIMELINES OF MANY IN-PROGRESS DEVELOPMENTS HAVE BEEN AFFECTED BY A 3-MONTH DELAY



The San Gabriel Community Development Department is working diligently to ensure we are minimizing impacts and expediting the safe completion of projects.



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 development project, please contact the Planning Division at 626-308-2806 or visit [sangabrielcity.com/164/Planning-Division](http://sangabrielcity.com/164/Planning-Division).