

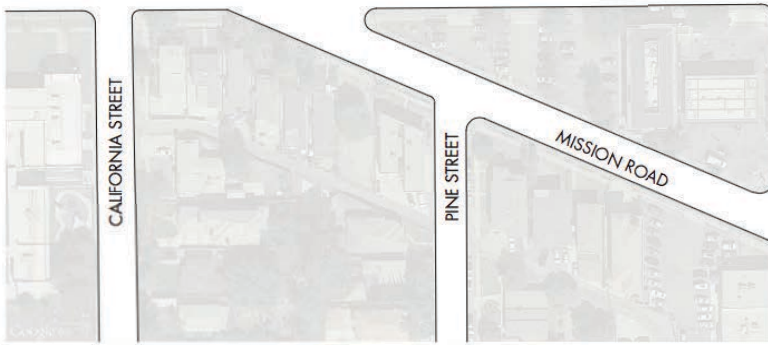
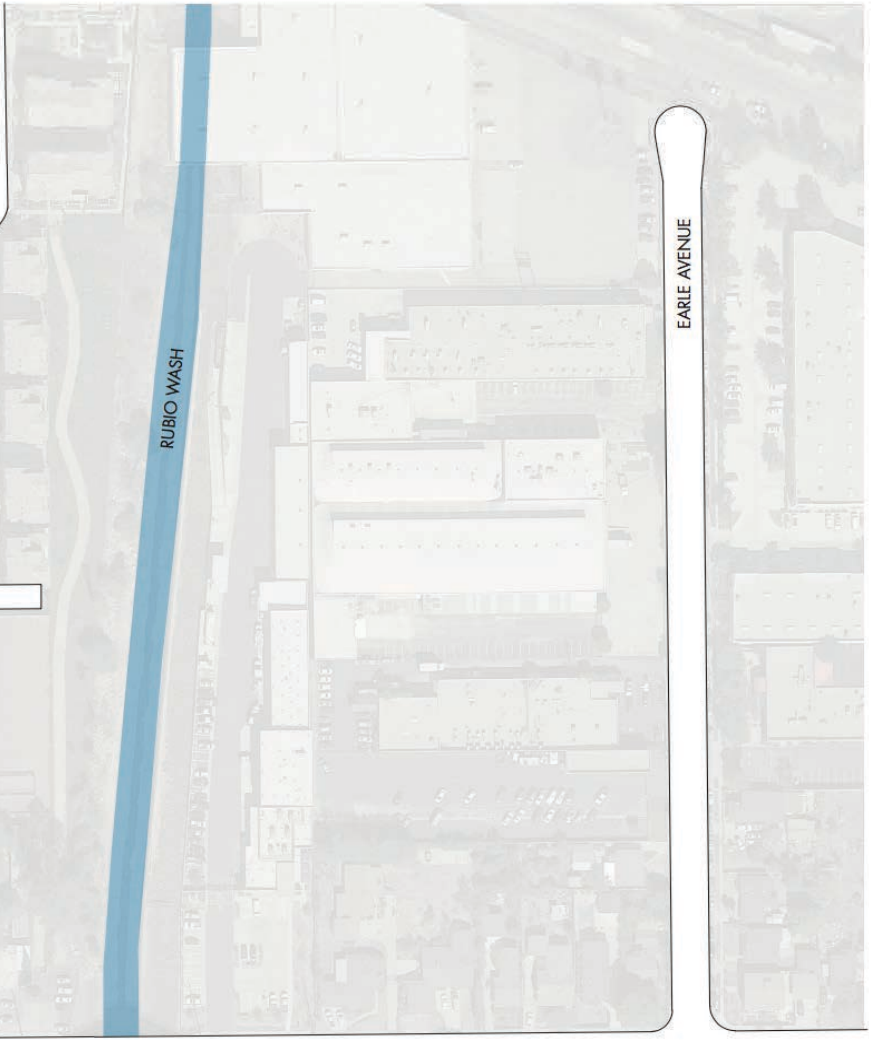
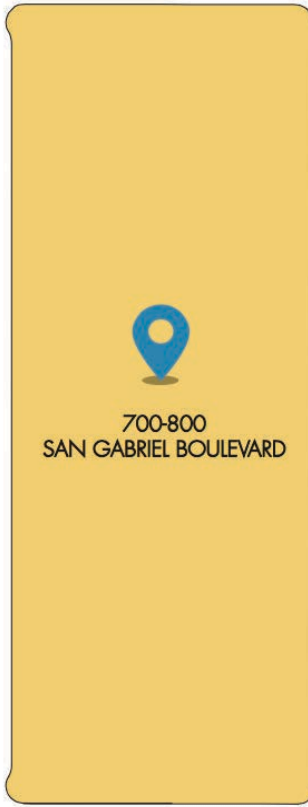
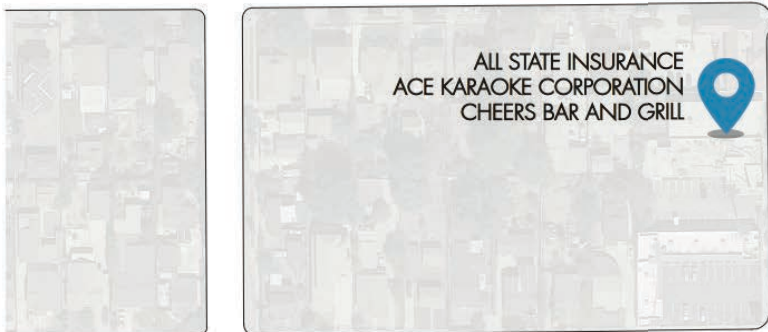
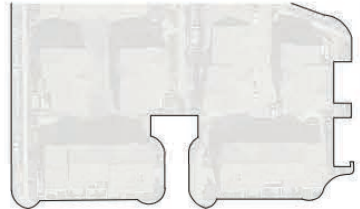
WELCOME!

Please sign in, enjoy refreshments  
and snacks, and take your seats.

We'll begin shortly ...

# COMMUNITY WORKSHOP #2

FUTURE LAND DEVELOPMENT OF  
700-800 S. SAN GABRIEL BOULEVARD



# Goals for Tonight



## Inform + Equip

- Introduction of Team, Property, and Process
- Updated Land Use Info, Development Concept, and Retail Info



## Input

- 1-on-1 Dialogue with Development Team
- Written input



## Answer Questions



# Schedule

- 6:20 Introduction of Development Team
- 6:25 Community Engagement + Development Planning Process
- 6:30 Workshop #1 Recap
- 6:40 Preliminary Development Concept
- 6:55 Retail Update
- 7:10 OPEN WORKSHOP FORUM
- 9:00 Close Workshop

# Ground Rules

- Be fully present, listen, and participate
- Cell phones off or on silent/vibrate
- No side conversations
- Respect each other's air time and space
- Good time management
- Hold questions for open workshop forum

# Housekeeping

- Sign in
- Restrooms
- Translation assistance

# SAVE THE DATE

**EVENT:** Community Workshop #2  
-- Future Land Development --  
700-800 S. San Gabriel Boulevard

**DATE:** Wednesday, July 5, 2017

**TIME:** 6:00 to 9:00 p.m.

**LOCATION:** Alhambra/San Gabriel Elks Lodge  
1373 East Las Tunas Drive  
San Gabriel, California



*you're invited to a*  
**COMMUNITY WORKSHOP**

**TOPIC:** Future Land Development of  
700-800 S. San Gabriel Blvd

**DATE & TIME:**  
Wednesday, July 5, 2017 6:00 to 9:00 P.M.

**LOCATION:** Alhambra/San Gabriel Elks Lodge  
1373 East Las Tunas Drive  
San Gabriel, California



Pacific Square San Gabriel, LLC will be hosting a second community workshop about the future development of the 5.85-acre property located at 700-800 S. San Gabriel Boulevard in San Gabriel, CA. Attendees will receive updated information about the project and have an opportunity for 1-on-1 dialogue with development team members about possible land use themes and development concepts for the project.

For more information or to request translation services, please contact Ken Lee at [ken@kenleeconsulting.com](mailto:ken@kenleeconsulting.com) or call 562-972-4033. Information will also be posted at [PacificSquareSG.com](http://PacificSquareSG.com).

# How did you hear about the workshop?

## Firework investigations

Continued from page 1

residence and confiscated a large quantity of additional fireworks, several thousand dollars of cash, a significant quantity of narcotics, and recovered a stolen handgun and ammunition (see photos above). The suspect, identified as 35-year-old Sorvaldi Ke of Long Beach, was booked for: excelsior in possession of a firearm, possession of fireworks, and a variety of narcotic related charges, and is being held at the Long Beach City Jail on \$50,000 bail. Also on June 17, 2017, at approx. 6:00 p.m., officers made contact with a male subject in the area of Willow Street and Cedar Avenue. The suspect, identified as 18-year-old Bryan Vasquez of Long Beach, was cited for possession and sales of fireworks. In all, eight large boxes of fireworks he was attempting to sell were confiscated from his vehicle and residence. On June 16, 2017, at approx. 7:35 p.m., officers made contact with a male subject in the area of South Street and Cherry Avenue. The suspect, identified as 35-year-old Kevin Jackson of Lakewood, was cited for possession and sales of fireworks, and several packages of fireworks were



Items confiscated from 2600 block of Long Beach Blvd. Investigation - Photo courtesy Long Beach Police Department

was ultimately arrested for an outstanding warrant for domestic violence, and was held at the Long Beach City Jail on \$50,000 bail. He has since posted bond and was released with a male subject in the area of Market Street and Orange Avenue. Several packages of fireworks were confiscated, and a handgun was located in his vehicle. The suspect, identified as 27-year-old

Rodrigo Velardo of Long Beach, was arrested and booked into the Long Beach City Jail for carrying a concealed weapon and possession and sales of illegal fireworks. He is being held on \$10,000 bail. The Long Beach Police Department will continue to actively enforce the laws related to illegal possession and sales of fireworks in the City of Long Beach and encourage

those celebrating the 4th of July holiday to do so in a safe and responsible manner. We are reminding residents and visitors that all fireworks, including those marked "Safe and Sound" are illegal in the City of Long Beach. Violators may be cited and/or arrested and faced with a \$1,000 fine, sentenced to jail for six months, or both. The fines and penalties may increase depending on the

fireworks' classification. Fireworks may be voluntarily disposed of at collection bins located at all fire stations, Lifeguard Headquarters from 8:00 a.m. to 8:00 p.m., located at 2100 E. Ocean Boulevard (on the west side of the Juniper Avenue I-10) or any police station. If you or your neighbor would like flyers, posters, or yard signs to post in your home/neighborhood

you can pick them up at Fire Headquarters (3205 Lakewood Blvd.) starting June 12, 2017 to July 3, 2017 from 7:30 a.m.-6:30 p.m. or at the Neighborhood Resource Center (100 W. Broadway, Suite 500) starting June 12, 2017 to July 3, 2017 from 8:00 a.m.-5:00 p.m. You can also call and reserve them from the Neighborhood Resource Center at (562) 570-1010.

## COMMUNITY WORKSHOP

**TOPIC:** Future Land Development of  
700-800 S. San Gabriel Blvd

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## San Gabriel Man Kills Mother and Self

Los Angeles County Sheriff's Homicide detectives are assisting San Gabriel Police Department with the shooting death investigation of a Female and Male adult. The incident occurred on Saturday, June 24, 2017, at 10:08 p.m., on the 1300 block of Stevens Avenue, San Gabriel.

Both Victims were pronounced dead at the scene. There is no further information at this time. Anyone with information about this incident is encouraged to contact the Los Angeles County Sheriff's Department's Homicide Bureau at (323) 890-5500. If you prefer

to provide information anonymously, you may call "Crime Stoppers" by dialing (800) 222-TIPS (8477), use your smartphone by downloading the "PTI Tips" Mobile APP on Google play or the Apple App Store or by using the website <http://lacrimestoppers.org>

## STRESSED? ANXIOUS? RELATIONSHIP ISSUES?

We are here to help.

### Fuller Psychological and Family Services

Offering psychotherapy for anxiety, depression, and relational problems as well as neuropsychological assessments, all at affordable rates.

• Pasadena and LA (near the Grove)  
• 626-594-9200 • [Fuller.edu/FFS](http://Fuller.edu/FFS)

**FULLER**

The clinic of the Fuller School of Psychology



# Introduction of Development Team

Topic Experts



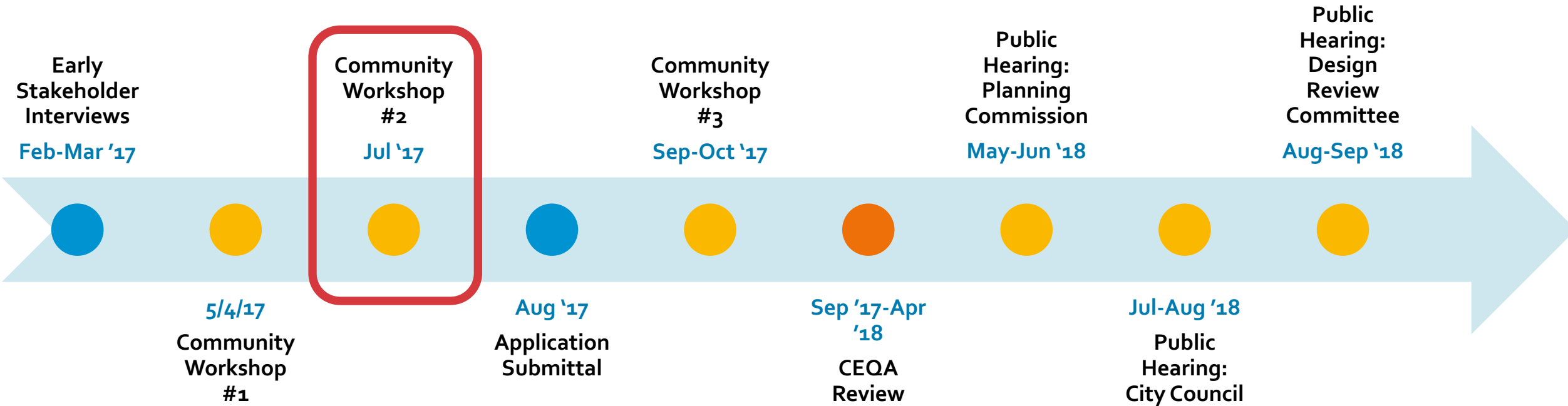
# Our Team

Role	Team Member
Owner + Developer	Pacific Square San Gabriel, LLC
Planning + Design Team	Rick Abe, AIA, Media Portfolio
	George Ruiz, Designer, Media Portfolio
	Erin Ung, Designer, Media Portfolio
	Simon Lee, Simon Lee & Associates
	Tim Fan, Simon Lee & Associates
Retail Team	Bryan Norcott, Savills Studley
	Bill Bauman, Savills Studley
	Caspar Chou, Richmax International
Project Management + Community Engagement	Sophia Chou, Concord Property Mgt
	Ken Lee, Ken Lee Consulting

# Community Engagement + Development Planning Process

Overview of Timeline + Milestones

# Process + Timing



# Workshop #1 Recap

Themes + Highlights

What do you  
**love** about  
San Gabriel?

opportunity  
people  
**small** **quiet**  
potential  
new affordable  
safe **history**  
family community  
sense  
asian



What is your  
**vision** for  
San Gabriel's  
future?

diverse/eclectic  
early-california

togetherness/integration  
clean change  
vibrant modernization gather opportunity

business-diversity  
not-noisy not-crowded alhambra  
pasadena same  
balanced  
all-ages  
new  
history

# Open Forum

**Station 1:  
Planning +  
Design**

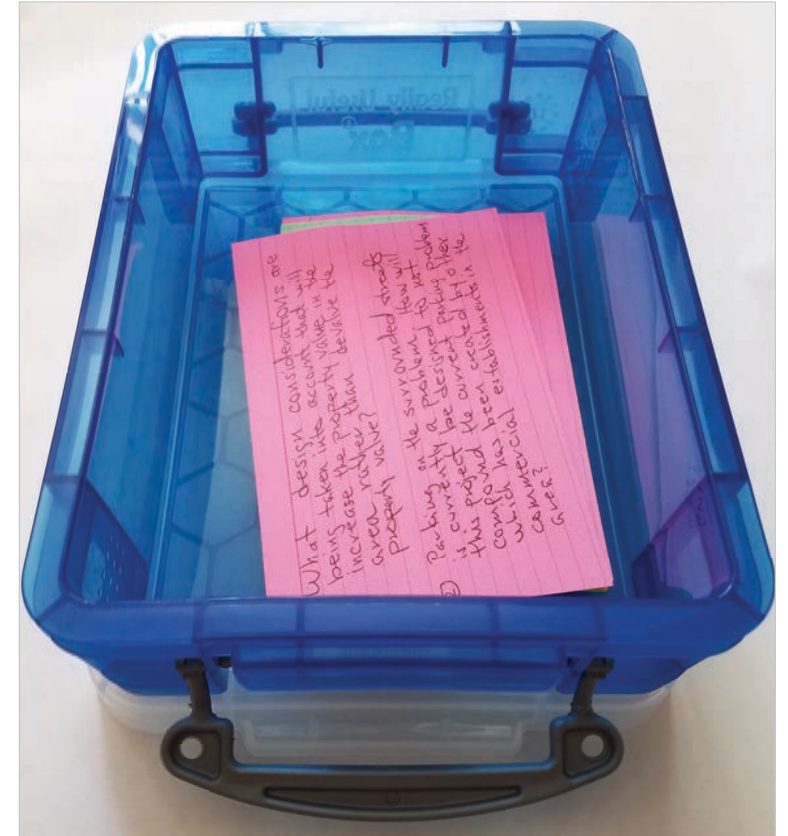
**Station 2:  
Retail +  
Dining**



**Station 3:  
Process +  
Timing**

**Station 4:  
Information +  
Help**

# Written Input + Feedback



# Common Themes

## Community & Heritage

- History and heritage
- Community gathering
- Neighborhood context / integration
- Sense of ownership and pride of community

## Retail & Dining

- Retail and dining - mainstream vs. ethnic diversity
- Market / grocery store

## Project Impacts

- Traffic and parking
- Architecture
- Density and height

# Retail Survey



## COMMUNITY WORKSHOP #1 RETAIL SURVEY

**Instructions:** Please check off **one or two** retailers for **each retail category**. Please drop your completed surveys in one of the designated drop-off boxes around the room.

### COFFEE

- |  |   |
|--|---|
| <input type="checkbox"/> Starbucks     | <input type="checkbox"/> Coffee Bean & Tea Leaf     |
| <input type="checkbox"/> Philz Coffee  | <input type="checkbox"/> Other (Please List): _____ |
| <input type="checkbox"/> Peet's Coffee | _____   |
|  | _____   |

### SANDWICH

- |   |   |
|---|---|
| <input type="checkbox"/> Subway           | <input type="checkbox"/> Other (Please List): _____ |
| <input type="checkbox"/> Jersey Mike's    | _____   |
| <input type="checkbox"/> Lee's Sandwiches | _____   |
|   | _____   |

### BAKERY

- |  |   |
|--|---|
| <input type="checkbox"/> Panera Bread      | <input type="checkbox"/> Paris Baguette             |
| <input type="checkbox"/> Corner Bakery     | <input type="checkbox"/> Sprinkles Cupcakes         |
| <input type="checkbox"/> 85 °C Bakery      | <input type="checkbox"/> Other (Please List): _____ |
| <input type="checkbox"/> Le Pain Quotidien | _____   |
|  | _____   |

### OTHER QUICK SERVICE RESTAURANTS

- |  |   |
|--|---|
| <input type="checkbox"/> Chipotle            | <input type="checkbox"/> Five Guys Burgers & Fries  |
| <input type="checkbox"/> Blaze Pizza         | <input type="checkbox"/> Other (Please List): _____ |
| <input type="checkbox"/> Cold Stone Creamery | _____   |
| <input type="checkbox"/> Habit Burger        | _____   |
|  | _____   |

### SERVICES + SPECIALTY RETAIL

- Cell Phone Stores
- Men's Haircut Stores
- Nail/Beauty Salons
- Banks
- Vitamin/Nutritional Supplement Stores
- Postal/Shipping Stores
- Other (Please List): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





# Retail Survey

## COFFEE

Starbucks	✓✓✓✓✓✓✓✓✓✓
Philz Coffee	✓
Peet's Coffee	✓✓✓✓✓✓✓✓✓✓✓✓
Coffee Bean & Tea Leaf	✓✓✓✓✓✓✓✓✓✓
Other (Please List)	Local / Independent Tea

## SANDWICH

Subway	✓✓
Jersey Mike's	✓✓✓✓✓✓✓✓✓✓
Lee's Sandwiches	✓✓✓✓
Other (Please List)	Local / Independent Specialty No fast food

# Retail Survey

## BAKERY

Panera Bread	√√√√√√√√√√√√
Corner Bakery	√√√√√√√√√√√√
85 °C Bakery	√√
Le Pain Quotidien	√√√
Paris Baguette	√√√√√
Sprinkles Cupcakes	√
Other (Please List)	Bagels Portos Other Specialty Bakery

# Retail Survey

## OTHER QUICK SERVICE RESTAURANTS

Chipotle	√√√√√√√√√√
Blaze Pizza	√√√√√
Cold Stone Creamery	√√√√√
Habit Burger	√√√√√√√√
Five Guys Burgers & Fries	√√√√
Other (Please List)	Sit-down / American Burger / BBQ / Steakhouse Pizza / Italian Mexican Juice / Ice Cream / Yogurt

# Retail Survey

## SERVICES + SPECIALTY RETAIL

Cell Phone Stores	↓↓↓
Men's Haircut Stores	
Nail/Beauty Salons	
Banks	↓↓↓↓↓↓
Vitamin/Nutritional Supplement Stores	↓↓
Postal/Shipping Stores	↓↓↓
Other (Please List)	Entertainment Community / Recreation Center Card store American Market / Grocery Store Bookstore ATMs Lifestyle / Clothing / Barber Fitness Club

# Preliminary Development Concept

Planning and Designing a Project in Context



move San Gabriel forward strategically •

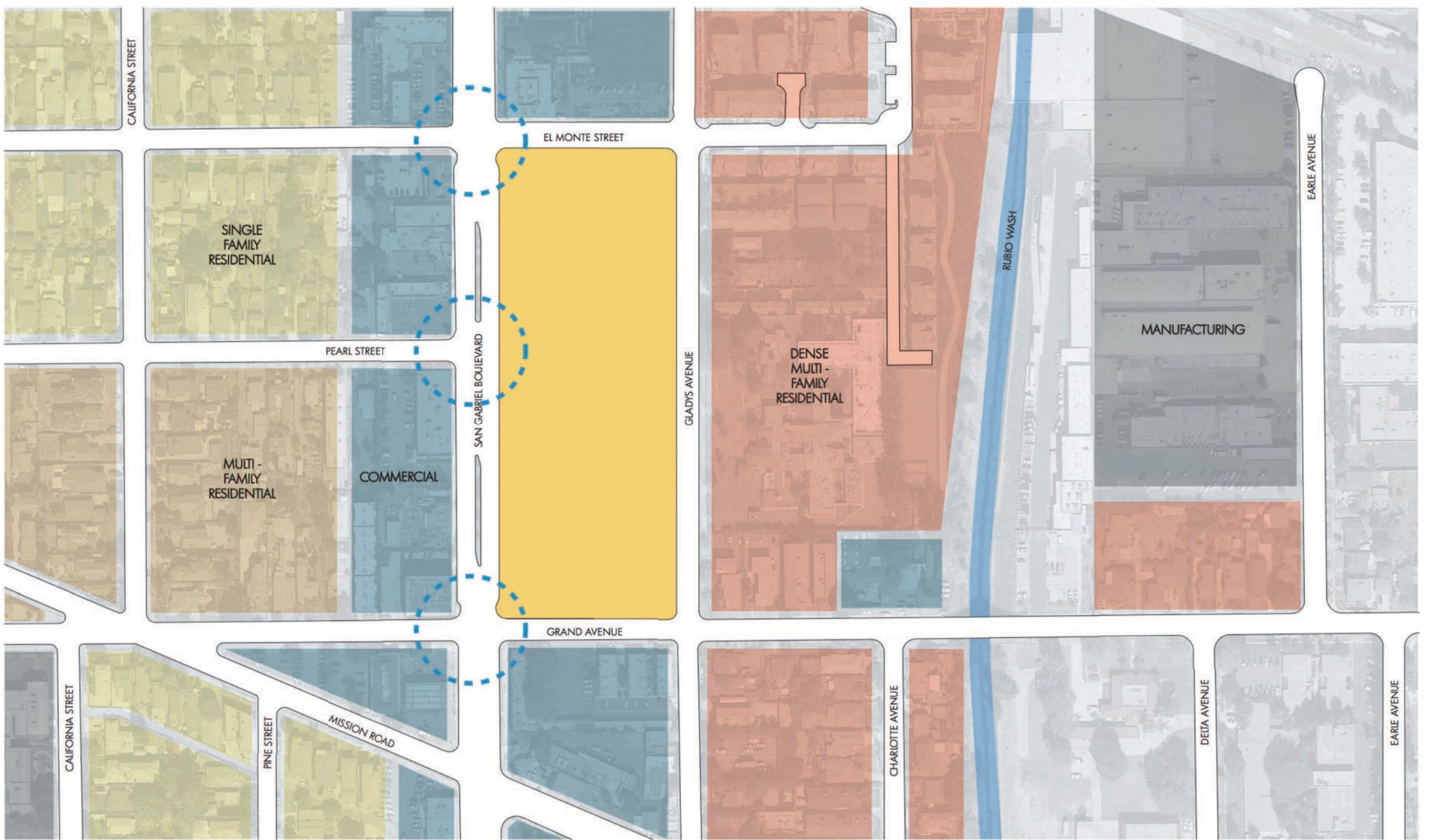
civic impact

meaningful contextual design •

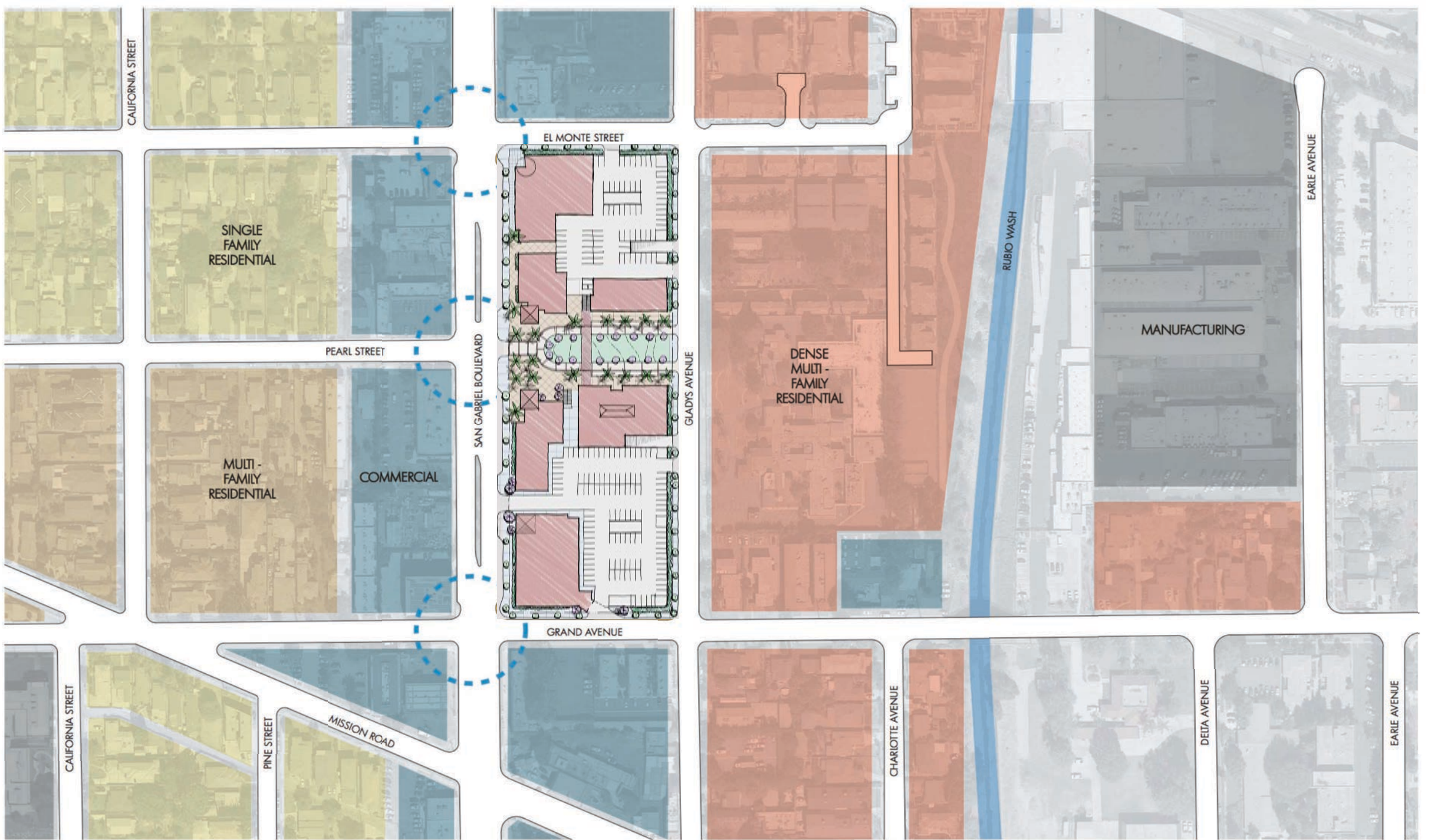
architecture

financials

• development success





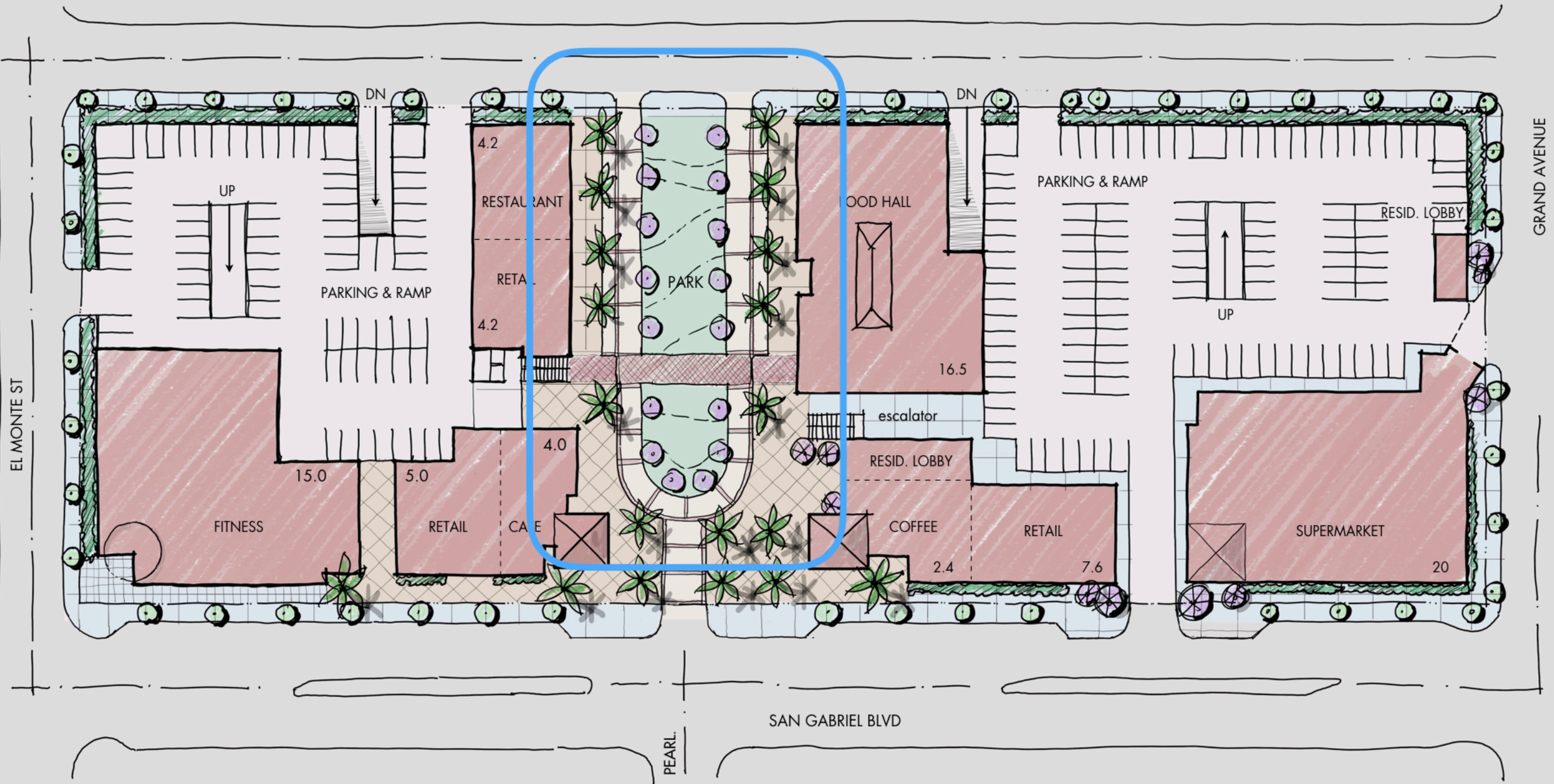






SAN GABRIEL MIXED USE DEVELOPMENT - INITIAL CONCEPT



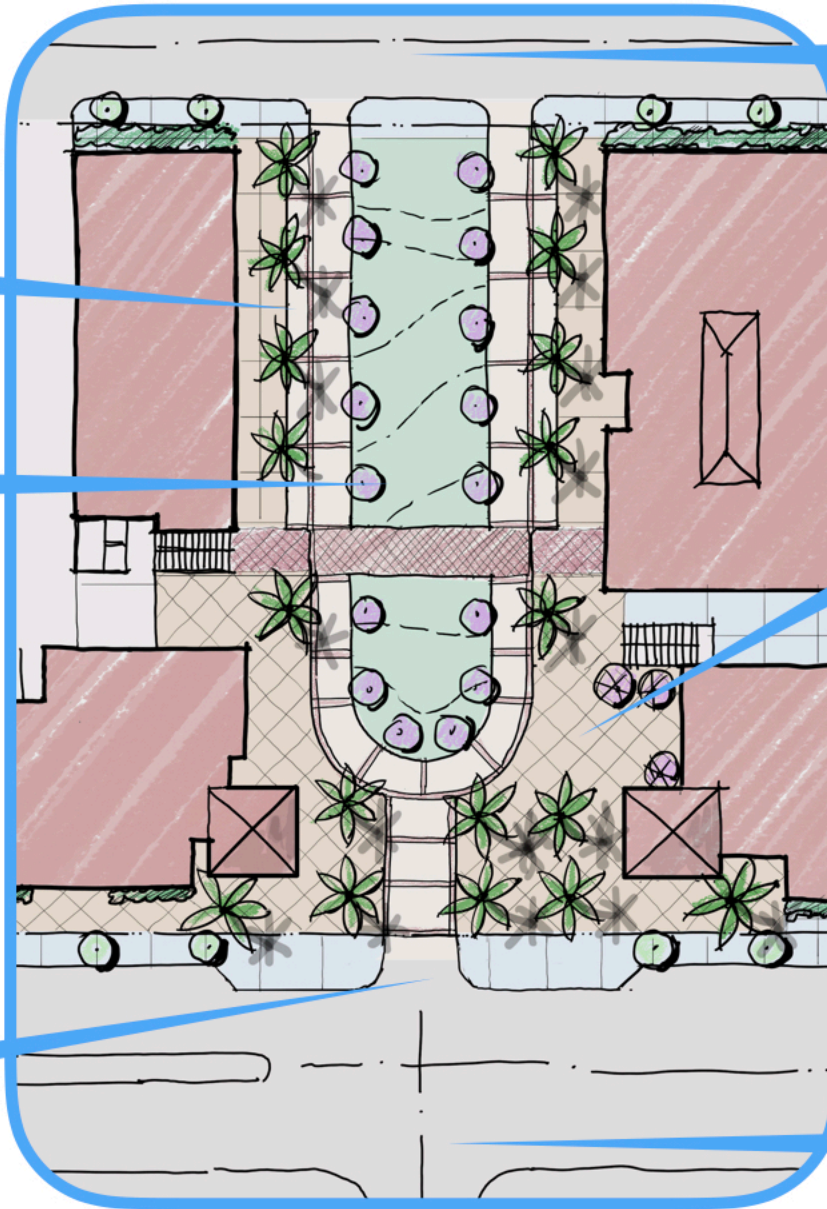


PARALLEL SHORT  
TERM PARKING

CENTRAL PARK

- daily outdoor dining
- lion dances
- sidewalk sales

MIDBLOCK  
CONNECTION



EXISTING LANDSCAPE  
AXIAL TERMINUS

CAFE PLAZA

- food truck events
- movie in the park
- car shows
- night market

ALIGNED WITH  
PEARL STREET









SAN GABRIEL MIXED USE DEVELOPMENT - INITIAL CONCEPT





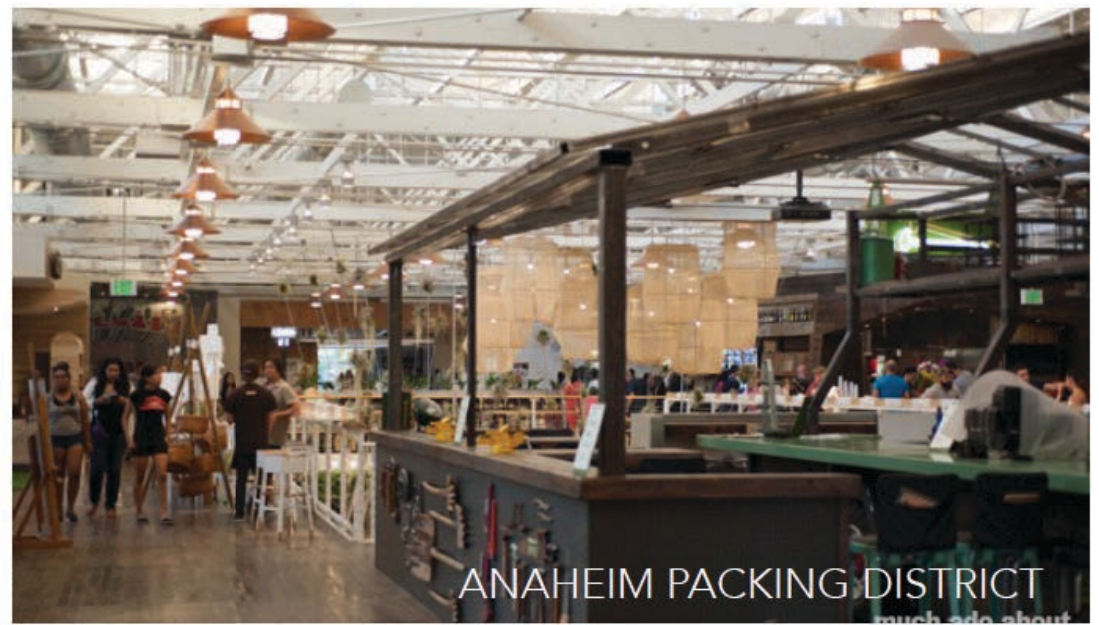




ALDI MARKET



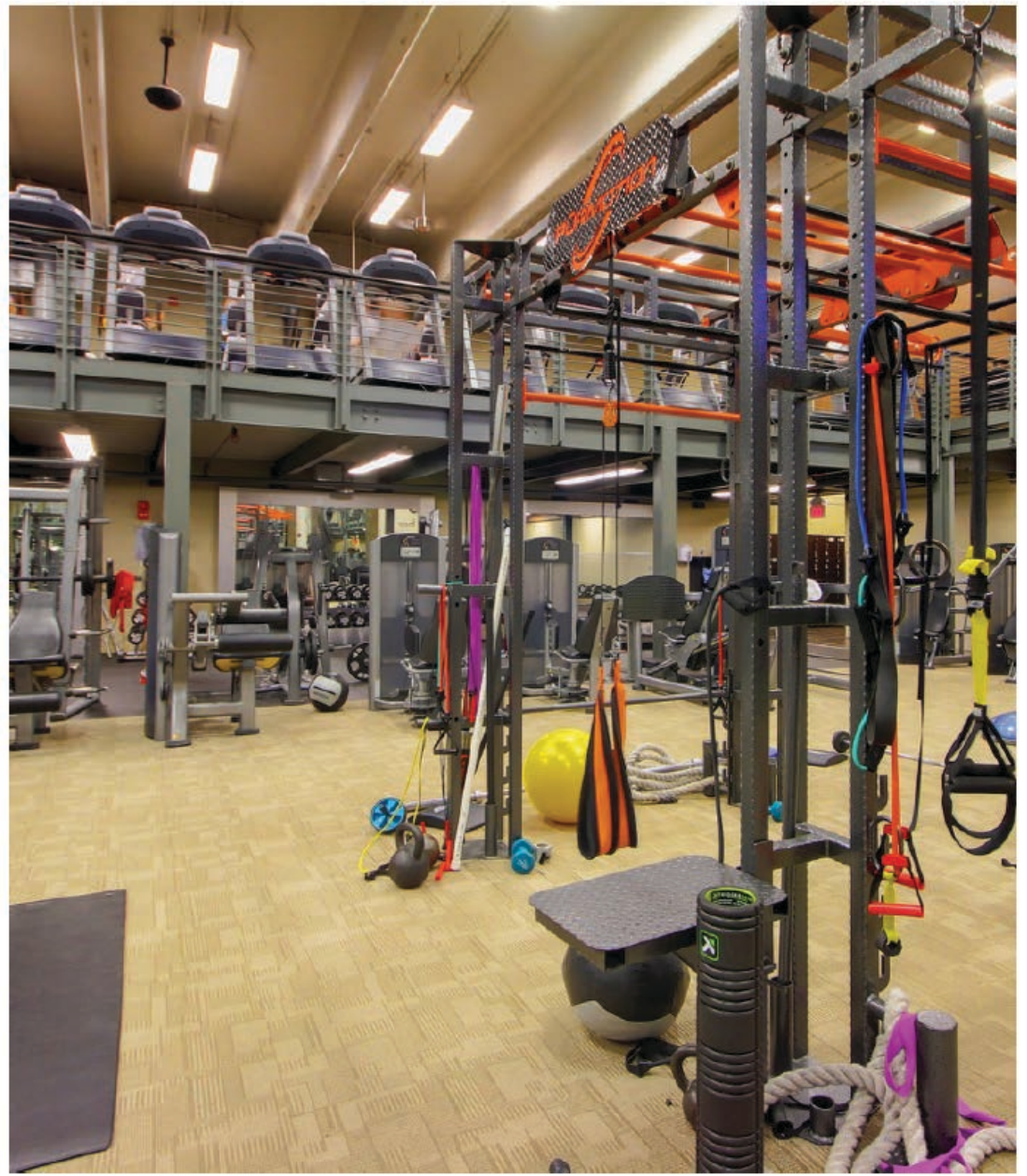








FITNESS CENTER



# Retail Update

Attracting Tenants to San Gabriel

# Retail + Dining



Key  
Anchors

Focused  
Branding

Proactive  
Outreach







EL MONTE ST

PARKING & RAMP

RETAIL

PARK



LA | FITNESS



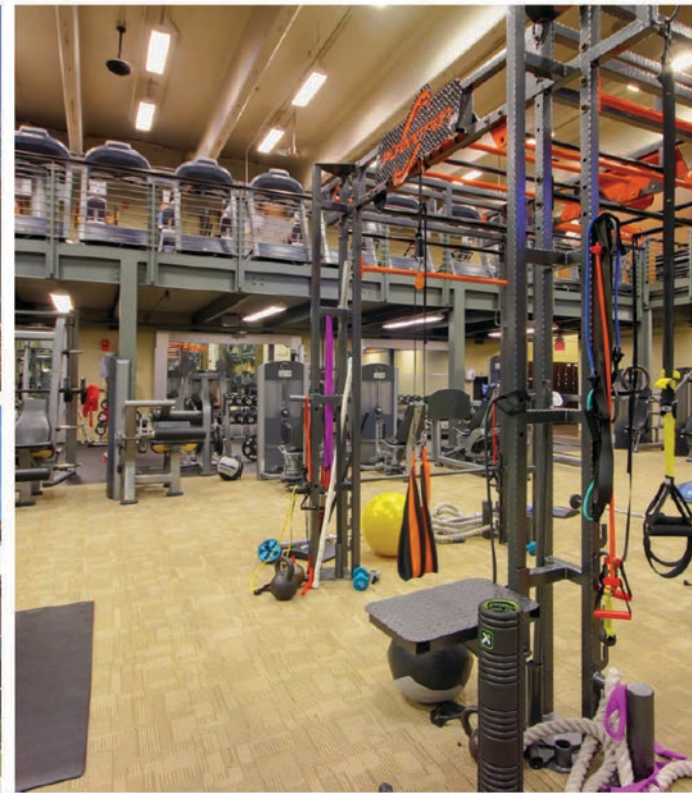
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FITNESS CENTER



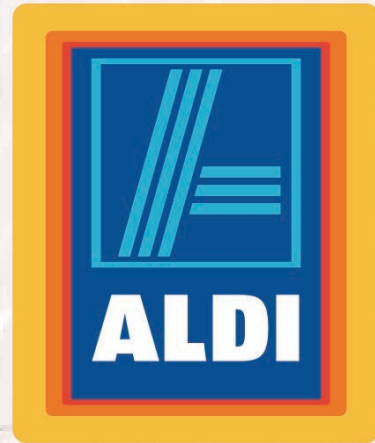
LA | FITNESS  
SIGNATURE CLUB



SAN GA



16.5



Smart & Final.

**GROCERY  
OUTLET**  
*bargain market*

SUPERMARKET  
*Walgreens* 20





# OPEN WORKSHOP FORUM

1-on-1 Dialogue and Written Input

# Forum Instructions

- **Input Stations:**
  - Talk to our experts
  - Give us input: (1) Post-It Notes; (2) Index Cards
  - Focal Points: (1) Programming Community Gathering Spaces; (2) Retail Preferences
- **Retail Surveys:** Pick up *one form each* at Station 4 and drop off in **GREEN** boxes
- **Visit Our Website:** [www.PacificSquareSG.com](http://www.PacificSquareSG.com)