



# Shoreline Development General Plan Map Amendment and Rezone

City Council Presentation

May 18, 2015

# City Council Goals

- \* Place San Leandro on a firm foundation for long-term fiscal sustainability
- \* Advance project and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- \* Maintain and enhance San Leandro's infrastructure
- \* Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

# Laying the Groundwork

2005-06

- \* Outlined financial challenges, analyzed boat harbor options due to lack of funding for dredging.
- \* Researched challenges and future plans of six bay area boat harbors.

2007

- \* Environmental & Regulatory Constraints Assessment
- \* Dredging – Past, Present, Future
- \* Revenue Feasibility Study/Public Opinion Poll
- \* Criteria and Process for Master Developer RFQ

# Laying the Groundwork

## 2008

- \* Master Developer interviews and ENRA
- \* Shoreline CAC established
- \* In depth analysis of dredging alternatives

## 2009

- \* CAC educated regarding past development attempts, Shoreline Enterprise Fund, revenue study results, traffic, environmental constraints, etc.
- \* CAC groups created development concepts
- \* Cal-Coast developed Discussion Plans 1, 2 and 3

# Refining the Vision

2010

- \* Fatal Flaws analysis completed
- \* CAC approved motion (25/1) that Discussion Plan 6 reflects the general recommendation of the committee
- \* Architectural Design Study of Proposed Hotel/ Conference Center
- \* Harbor Basin Alternative Study RFQ and selection made, report drafted

# Refining the Vision

2011

- \* Council requested CAC provide direction to the City Council regarding the Harbor Basin
- \* Cal-Coast prepared Financial Feasibility Study
- \* CAC recommends Discussion Plan 8 and that the City maintain the boat harbor for as long as feasible, then move to the Aquatic Park alternative should additional revenue not be found.
- \* Council directs staff to negotiate new ENRA with Cal-Coast for development of Discussion Plan 8

# Progress Continues

2012

- \* City and Cal-Coast enter into second ENRA
- \* Shoreline Advisory Group created

2013

- \* City enters into Agreement with PlaceWorks for EIR

2014

- \* Draft EIR Released December 9

2015

- \* Draft EIR Public Comment Period closed February 6

# Extensive Community Outreach

2005-2015

- 16 Citizens Advisory Committee Meetings
- 6 Town Hall Meetings
- 25 Shoreline Marina-Committee Meetings
- 4 Shoreline Advisory Meetings
- 3 Community Meetings – HOAs, Berthers, Library
- 8 City Council Work Sessions
- 2 Planning Commission work session/public hearing



# Shoreline Development Proposed Project



SAN LEANDRO SHORELINE DEVELOPMENT  
NOVEMBER 2013 CONCEPTUAL MASTER PLAN

San Leandro  
SAN LEANDRO, CALIFORNIA

DEVELOPER  
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JOB NO. AR040.200  
DATE: November 21, 2013

# Project Summary

- \* 75 acres of public property:
  - \* 52-acres of land
  - \* 23-acres of water
- \* Proposed project:
  - \* 150k sf office campus
  - \* 200-room hotel
  - \* 15k sf conference center
  - \* 354 housing units
  - \* 3 new restaurants
  - \* Parking structure
  - \* Branch library/community meeting space

# Project Summary

- \* Proposed project:
  - \* 2 miles of pedestrian promenade/bike path
  - \* Pedestrian/bike bridge
  - \* Pedestrian piers
  - \* Boardwalk lookout pier
  - \* Refurbishment of restrooms
  - \* Bocce ball courts
  - \* Outdoor recreation areas
  - \* Picnic areas

# Project Summary

- \* Includes the removal of El Torito, Mulford branch library, and the San Leandro Yacht Club buildings
- \* 5 of the tees/holes on the Marina Golf Course would be reconfigured

# General Plan

- \* The focus of the General Plan is to establish a citywide vision for the future, supported by specific goals, policies and standards related to land use, circulation, parks and open space, etc.
- \* All City specific plans, master plans and zoning requirements must be consistent with the General Plan.

# Proposed General Plan Map Amendments



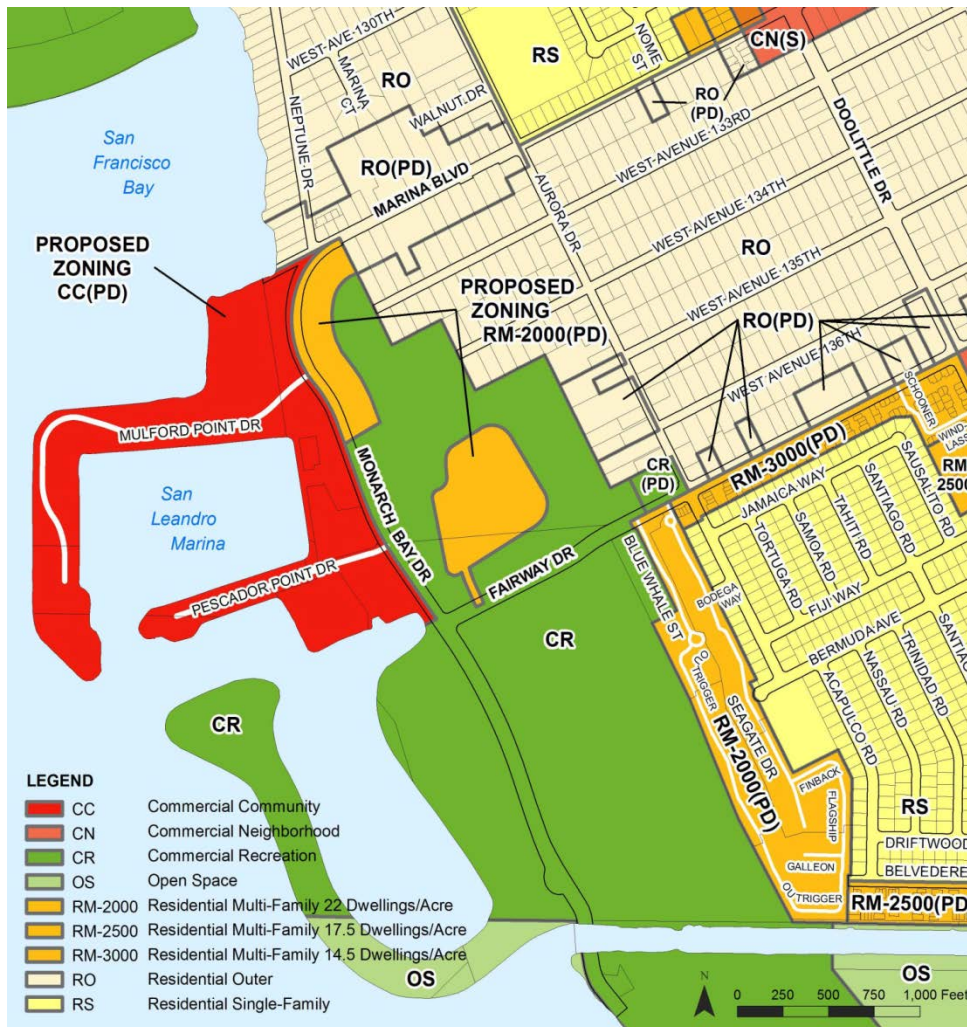
- \* The proposed changes are to two portions of the nine-hole golf course from Parks and Recreation (green) to Medium Density Residential (orange).
- \* No change is proposed to the existing land mass encompassing the boat harbor. It is designated Commercial General (red) and allows the proposed uses.

# Zoning Map

- \* The Zoning Map provides a precise guide for physical development of the shoreline area in accord with the General Plan and the future Specific Plan to achieve the land development described in the General Plan and its Map.
- \* Currently the land mass around the harbor and nine-hole course is CR Commercial Recreation District (green).



# Proposed Rezoning



Two changes are proposed.

- \* CR to CC(PD) Commercial Community, Planned Development Overlay District (red).
- \* CR to RM-2000(PD) Residential Multi-Family, Planned Development Overlay District (orange).



# Purpose

- \* Designations on the General Plan Map and the Zoning Map for the Shoreline should be changed to reflect anticipated future uses.
- \* These two actions provide the City and the developer the groundwork for the process to proceed with the future development plans.

## Phase 1

- \* At its June 18<sup>th</sup> meeting the Planning Commission will consider the recommended General Plan amendment and rezoning with the Final EIR. It will make a recommendation to the City Council on all three items.
- \* At its July 20<sup>th</sup> meeting the City Council will consider the Planning Commission's recommendation regarding the General Plan amendment and rezoning and the Final EIR and render an action on these items.

## Phase 2

- \* The Planning Commission and the City Council will conduct future public meetings to consider more precise and specific site planning, architectural design, parking, landscaping/open space, etc. of the various components of the proposed project.
- \* A Planned Development, which includes the specifics of the project, is scheduled to be brought to the Planning Commission for consideration in the next year.
- \* Following the Planning Commission recommendation, the Planned Development will be brought to the City Council for approval.
- \* A Development Agreement which details the City's agreements with Cal-Coast for all development components will likely be brought concurrent with the Planned Development.