

ATTACHMENT E

Shoreline Public-Private Partnership Summary

San Leandro's boat harbor was constructed using fill and opened in 1963 with 139 berths. In the 1970s, the harbor was expanded and channels were federalized. The channels and boat harbor were reconfigured through the 1980s and 1990s. Over time, federal funding for dredging the channels waned and siltation of the boat harbor occurred. Between 2003 and 2009, vacancies in the harbor increased from 30 to 60 percent due in part to the lack of dredging and increased siltation.

Recognizing the lack of funds to dredge and operate a boat harbor, the City analyzed options for the Shoreline area in 2005 and held regular Marina Committee meetings to determine the best approach for the Shoreline area. After robust community outreach, a revenue feasibility study, and constraints analysis report, the City Council decided on a master developer approach.

In October 2008, the City put out a Request for Proposals for a master developer and entered into an Exclusive Negotiating Rights Agreement (ENRA) with Cal-Coast to negotiate agreements to redevelop the City's Shoreline area. From 2008 to 2015, Cal-Coast worked with City staff and various resident advisory committees to develop a Conceptual Master Plan for the Shoreline area that would meet the following stated objectives:

- Provide complementary amenities to the residents of and visitors to the City of San Leandro;
- Connect the amenities with current Shoreline uses;
- Recognize the development value of a desirable regional location and how private development can fund public amenities and services;
- Address logical phasing of development;
- Require little or no City investment; and
- Result in a self-supporting Shoreline project area.

In 2015, the City Council certified an Environmental Impact Report (EIR) and approved a General Plan Map Amendment and Zoning Map Amendment (PLN2012-00040) to lay the groundwork for a Shoreline Development Concept Plan that included an office campus, hotel, conference center, restaurants, and housing.

In 2017, Cal-Coast modified the Shoreline Development Concept Plan based on feedback from the San Francisco Bay Conservation and Development Commission (BCDC) and evolving market conditions. Most notably, the office campus and conference center were eliminated, the number of planned residential units increased, and the proposed buildings were relocated closer to Monarch Bay Drive to accommodate sea level rise, freeing up land on the waterfront for a nine-acre community park on Mulford Point.

On February 24, 2020, the City Council approved a General Plan Text Amendment, General Plan Map Amendment, and Zoning Map Amendments, including extending a Planned Development (PD) overlay, to reflect the updated Shoreline Development Concept Plan, which includes:

- 210-room hotel with attached restaurant;
- 15,000 square foot two-story restaurant /banquet facility;
- Up to 500 housing units;
- 3,000 square foot market/café;

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- Demolition within the Harbor Basin area and construction of a 9-acre community park on Mulford Point;
- New Mulford-Marina Branch library;
- Redesigned nine-hole golf course;
- Reconstruction of Monarch Bay Drive, including a Class I bike facility;
- Related site improvements, including publicly accessible trails, landscaped areas, access drives, and parking lots throughout the project area.

As noted above, in February 2020, the City Council further committed to the Shoreline Development by approving and entering into a DDA with Cal Coast Companies LLC, Inc., which includes authorization to enter into leases and a Purchase and Sale Agreement, and outlines key business terms, including the scope of development, schedule of performance, and the respective responsibilities of the City and the developer. Through the DDA, the City and Developer agreed to work diligently and in good faith toward appropriate planning entitlements for the private development components of the project (hotel, restaurants, market, multi-family, and single-family) and required that such entitlements be completed prior to sale or leasing of City properties.