



PLN22-009
VTTM 8633

City Council
Public Hearing
May 16, 2022

MONARCH BAY SHORELINE SITE

Oyster Bay Regional Park

San Francisco Bay

Monarch Bay Dr.

Marina Park

Marina Blvd.

Fairway Dr.

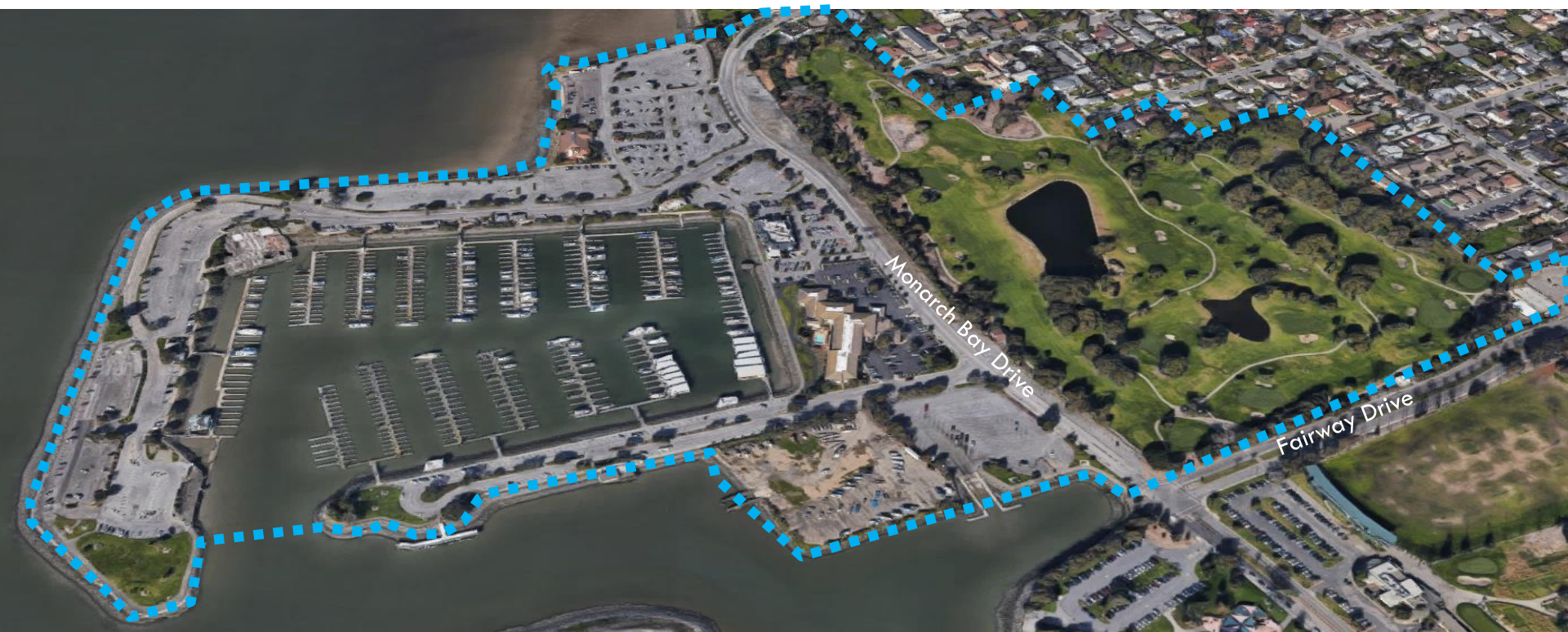
Doolittle Dr.

880

I-880



MONARCH BAY SHORELINE SITE



SHORELINE MILESTONES

Over a decade of planning and negotiations have brought us to this phase

2008

Cal-Coast Selected as Master Developer

2012

Exclusive Negotiating Rights Agreement (ENRA) with Cal-Coast

2015

Certified EIR and General Plan/Zoning Amendments

2020

Legally binding commitment to Shoreline Development:

- Disposition & Development Agreement (DDA)
- Purchase & Sale Agreement
- Leases

2022

Planning Entitlements and Development Agreement (DA)

APPROVED SCOPE OF DEVELOPMENT



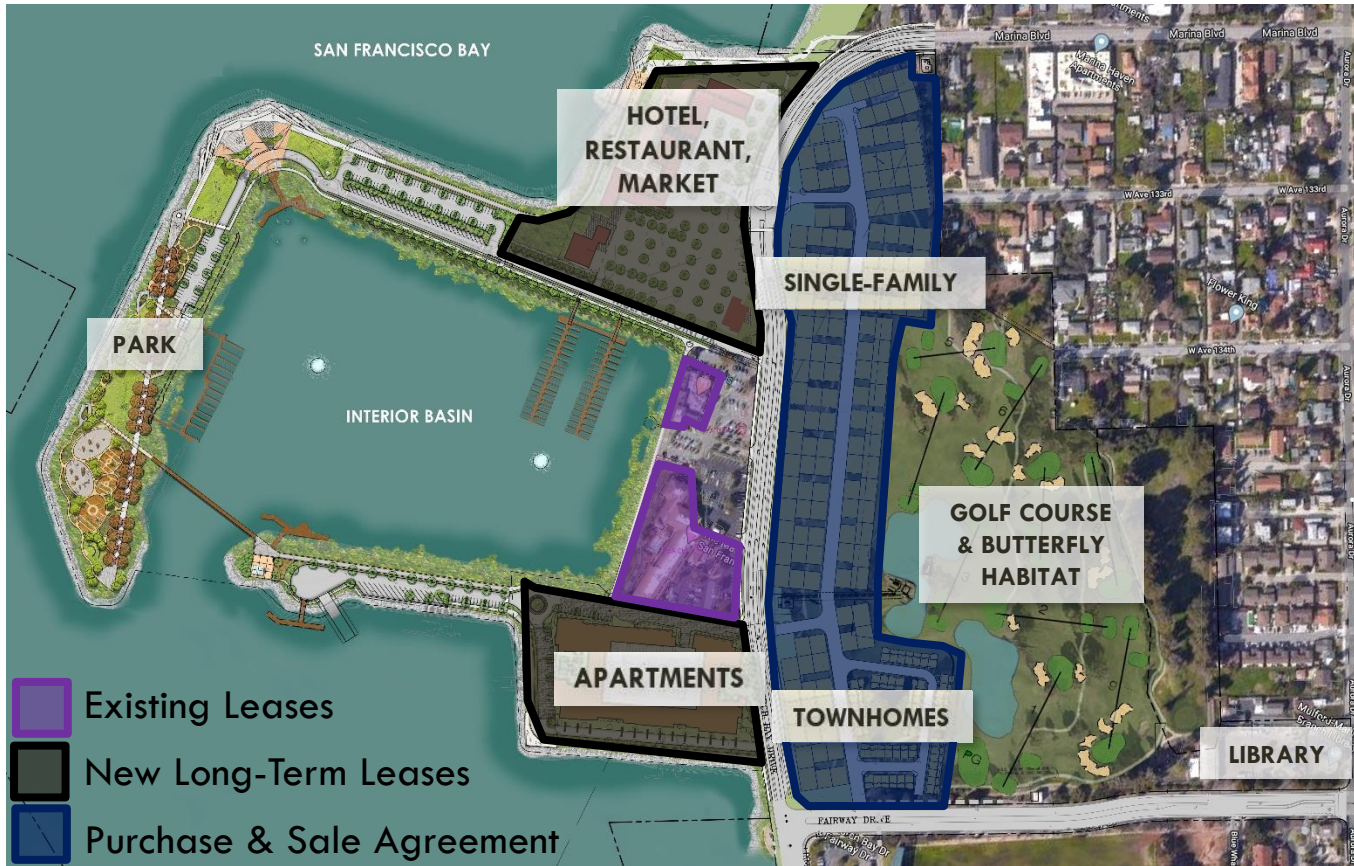
Cal-Coast

- 210-room hotel
- 5,000 s.f. restaurant
- 15,000 s.f. banquet facility/restaurant
- >500 housing units:
 - 285 apartments
 - 200-215 single-family townhomes
- Market/café/retail

City

- Replace library
- 18 acres of public areas including 9-acre park

COUNCIL APPROVED CONCEPT PLAN (2020)



Disposition and Development Agreement (DDA)

- Scope of Development & Schedule of Performance
- Developer/City Responsibilities
- Labor Requirements

Purchase & Sale Agreement

Single Family/ Townhome Parcel

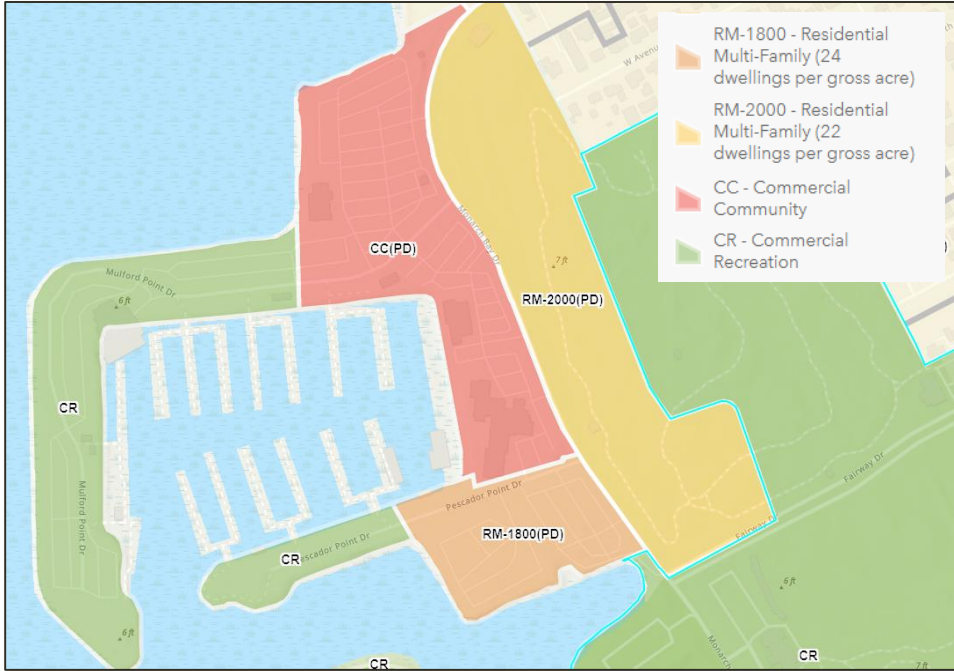
- Based on appraisal
- Sale precedents, including golf course improvements

Lease Agreements

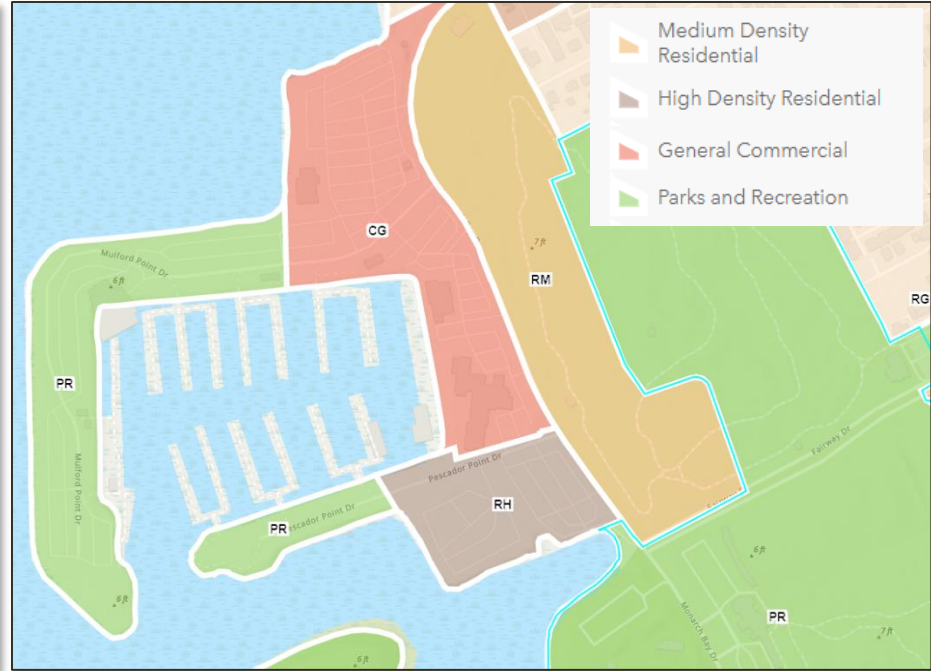
Hotel, Apartments, Restaurant, Market

- Long term land leases
- Minimum rent & % rent
- Lease precedents
- Schedule of Performance
- Maintenance

COUNCIL APPROVED AGREEMENTS



**ZONING DESIGNATIONS
(APPROVED 2020)**



**GENERAL PLAN DESIGNATIONS
(APPROVED 2020)**

SAN FRANCISCO BAY

SAN I

NEPTUNE DRIVE

PARCEL LINES TO BE REMOVED

PARCEL LINES TO BE REMOVED

DESIGNATED REMAINDER PARC

PARCEL J

PARCEL I

REMAINDER PARCEL

PARCEL K

PARCEL F

MORNING STAR DRIVE

PARCEL L

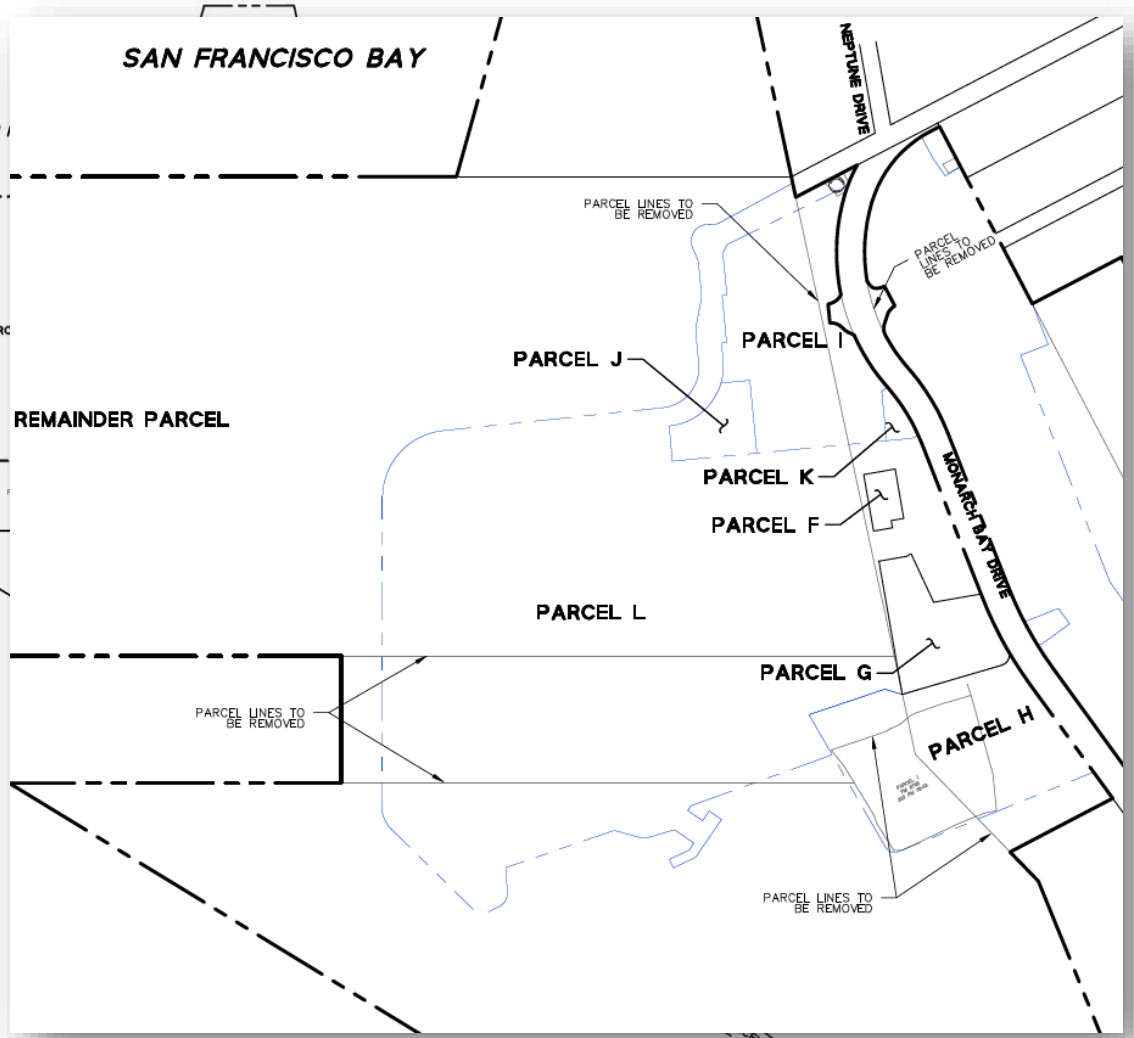
PARCEL G

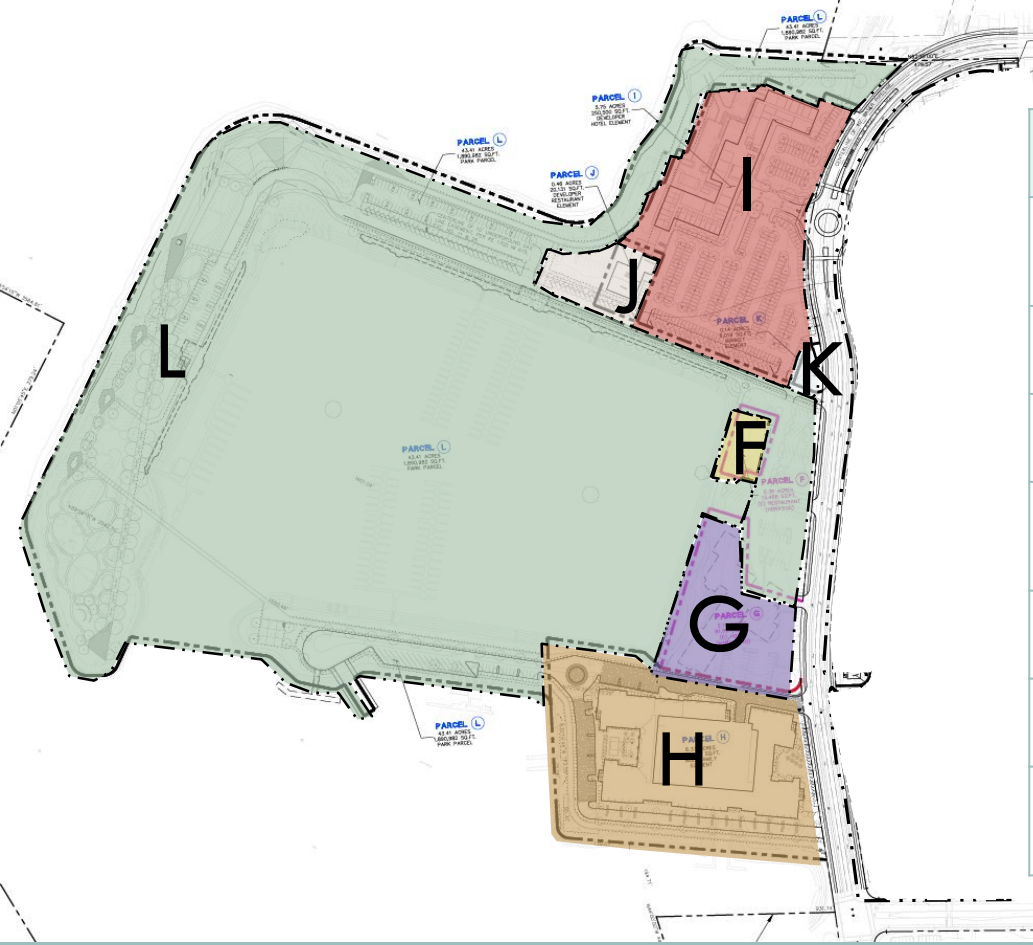
PARCEL LINES TO BE REMOVED

PARCEL H

PARCEL LINES TO BE REMOVED

CITY-OWNED PARCEL RECONFIGURATION



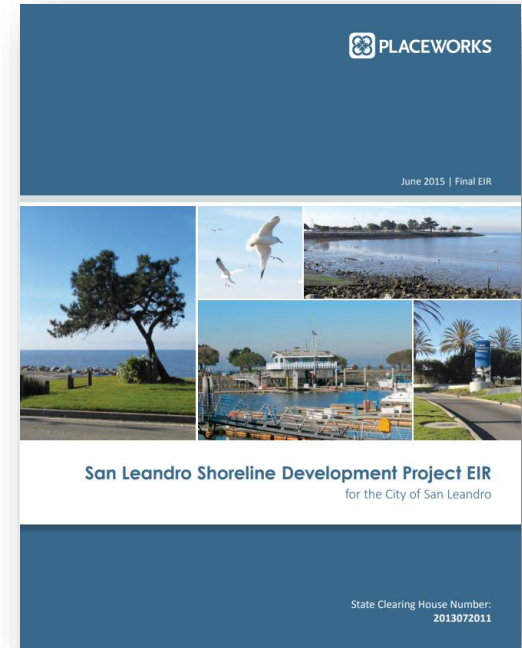


| | PURPOSE | ACRES |
|---|---|-------|
| F | Horatio's Restaurant (No changes) | 0.36 |
| G | Marina Inn (No changes) | 2.11 |
| H | Multi-Family Apartments | 6.37 |
| I | Hotel and Parking Areas for Hotel, Restaurants, and Adjacent Uses | 5.85 |
| J | Restaurant/Banquet Facility | 0.96 |
| K | Market/Café structure | 0.23 |
| L | Public Space areas, Parking, Harbor Basin, and public open space areas. | 42.8 |

REORGANIZED PARCELS WEST OF MONARCH BAY DR.

ENVIRONMENTAL REVIEW

- ✓ 2015 Environmental Impact Report (EIR) analyzed potential environmental impacts of previous concept plan
- ✓ Determined potential impacts and developed appropriate mitigation measures to lessen impacts
- ✓ First Addendum - Analyzed updated concept plan in 2020 and concluded that the 2015 EIR adequately identified potential impacts and mitigations
- ✓ Second Addendum – Analyzed VTTM 8633 and concluded that the 2015 EIR adequately identified potential impacts and mitigations



CONCLUSION

- Tentative Map will assist City in meeting its obligations under DDA and will configure land for leases.
- No development authorized pursuant to the Tentative Map approval, as noted in Conditions of Approval.
- Planning Commission reviewed on April 21, 2022 and recommended approval 5-0 (one absence and once vacancy)
- Public outreach on public park design and Bay Trail extension anticipated in summer 2022

RECOMMENDATION

- Adopt a Resolution:
 - Adopting an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) based on the findings in the draft Resolution; and
 - Approving Vesting Tentative Tract Map 8633 in accordance with the DDA for the Shoreline Development.
- Final map approval by Council required prior to recordation – anticipated fall/winter 2022