

**City of San Leandro
Community Development Department
Planning Services Division
Memorandum**

DATE: September 9, 2022

RE: Parcel Map 11312

FROM: Avalon Schultz, AICP, Principal Planner

SUBJECT: City Planner's Report on Parcel Map 11312, a Parcel Map to subdivide two existing City-owned parcels into four parcels that align with the approved Monarch Bay Shoreline Development public-private partnership project.

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this City Planner's Report on Parcel Map 11312 located east of Monarch Bay Drive between Marina Boulevard and Fairway Drive.

BACKGROUND

The Monarch Bay Shoreline Development is a public-private partnership between the City of San Leandro (City) and Cal Coast Companies LLC, Inc. (Developer) to fulfill the community's vision for a self-sustaining, high-quality, mixed-use development complemented by recreational amenities at the San Leandro Monarch Bay Shoreline Area bounded by Marina Blvd to the north, the San Francisco Bay to the west, and Fairway Drive to the south.

LOCATION AND SETTING

The subject property consists of approximately 39.48 acres of City-owned land east of Monarch Bay Drive, currently occupied by the Marina Golf Course, Maintenance Facility and Mulford-Marina Branch Library. Proposed Parcels 1, 2, and 3 are zoned Multi-Family Residential (RM-2000) and proposed Parcel 4 is zoned Commercial Recreation (CR). A Planned Development (PD) Overlay Zone extends across the entire site.

PROJECT DETAILS

On June 21, 2022, the City Council adopted Resolution 2022-085 adopting a third addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) and approving a Planned Development Project and Site Plan Review for the Private Elements of the Monarch Bay Shoreline Development (PLN22-0008, PLN21-0020, and PLN21-0021), which include:

- A 156,934 sf five-story hotel with 210 rooms and attached restaurant;
- A 16,024 sf, two-story restaurant/banquet facility with third-floor roof deck;

- A 2,500 sf one-story commercial structure;
- A five-story apartment complex with 285-units;
- A “for-sale” development of 144 two- to three-story detached single-family homes and 62 two- to three-story townhomes with optional roof decks and attached two-car garages for each unit; and
- Related site improvements.

Parcel Map 11312 would subdivide the City-owned land on the east side of Monarch Bay Drive between Marina Boulevard and Fairway Drive to create four parcels as follows:

- Parcel 1 (15.860 ac) – Single-Family/Townhome Parcel to be conveyed to Cal-Coast Companies LLC, Inc. per the adopted Disposition and Development Agreement (DDA) for the eventual development of 144 detached single-family homes, 62 townhomes, and related site improvements
- Parcel 2 (0.181 ac) – Reclaimed water facility to be retained by City
- Parcel 3 (0.187 ac) – Sewer facility to be retained by City
- Parcel 4 (23.252 ac) – Reconfigured 9-Hole Golf Course, Mulford-Marina Library, and Maintenance Facility to be retained by City

The 15.86-acre parcel is anticipated to be conveyed to Cal-Coast by the end of 2022 upon completion of closing requirements as outlined in the DDA and Purchase and Sale Agreement. The further subdivision of the 15.86-acre Parcel into individual lots would be subject to City review and approval prior to building permit issuance and is not in the scope of this parcel map approval.

ENVIRONMENTAL REVIEW

Parcel Map 11312 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Subdivisions of Title 5, Chapter 1 of the San Leandro Administrative Code.

STAFF ANALYSIS

The proposed parcel map conforms to the Disposition and Development Agreement and Planned Development Project and Site Plan Review approval (PLN22-008). Future development will comply with the conditions of approval and mitigation measures for the private development project. The proposed parcel map complies with the Subdivision Map Act and the City’s Subdivision Ordinance.

SUMMARY AND RECOMMENDATION

It is recommended that Parcel Map 11312 be approved.

1. Parcel Map 11312 is in conformance with the approved Planned Development and Site Plan Review approval.
2. Parcel Map 11312 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).

3. Parcel Map 11312 is in compliance with the Subdivision Map Act (California Government Code).
4. Parcel Map 11312 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.