



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes Planning Commission

*Chair Denise Abero, District 3*  
*Vice Chair Ed Hernandez, District 2*  
*Tony Breslin, District 1*  
*Esther Collier, District 6*  
*Jim Hussey, District 5*  
*Kai Leung, District 4*  
*Kenneth Pon, At Large (1)*

---

Thursday, June 18, 2015

7:00 PM

City Council Chambers

---

### 1. ROLL CALL

**Present** 7 - Abero, Breslin, Collier, Hernandez, Leung, Pon, Hussey

### 2. PUBLIC COMMENTS

None.

### 3. MINUTES

#### 3.A. Draft Minutes of the Meeting of May 21, 2015

**A motion was made by Member Collier, seconded by Member Hussey, that this Staff Report be Received and Filed. The motion carried by the following vote.**

**Aye:** 7 - Abero, Breslin, Collier, Hernandez, Leung, Pon, Hussey

### 4. CORRESPONDENCE

Secretary Liao noted there was written correspondence submitted to staff this afternoon [see attached letter dated June 18, 2015 on behalf of the Marina Inn regarding the proposed Shoreline Development Project].

### 5. ORAL COMMUNICATIONS

None.

### 6. WORK SESSION

#### 6.A. Presentation and Discussion on the California Environmental Quality Act (CEQA) process in relation to Zoning Applications

Assistant City Attorney Faubion presented the CEQA overview.

### 7. PUBLIC HEARINGS

- 7.A.** PLN2012-00040; San Leandro Shoreline Development Project Environmental Impact Report (EIR) (SCH#2013072011). Public hearing to consider a recommendation from the Planning Commission to the City Council for certification of the San Leandro Shoreline Project EIR as further defined below. The EIR addresses a mixed use development on a 75-acre project site (52-acre site land area and 23-acre water area which encompasses the San Leandro Marina and surrounding properties) located on Monarch Bay Drive, between Marina Boulevard and Fairway Drive. The project site consists of 10 separate Alameda County Assessor's Parcel Numbers, 79A-475-9-4; 79A-590-1-5; 79A-590-1-7; 79A-590-2; 79A-590-3; 79A-590-4; 79A-590-5; 79A-590-6; 80G-900-1-8; and 80G-900-4-1. Cal-Coast Development Company is the project applicant and the City of San Leandro is the property owner.

**Chair Abero recused herself from tonight's public hearing items prior to the staff presentation and handed over the meeting to Vice Chair Hernandez. The hearing was opened to the public. Comments were made by the following individuals: David Johnson (Chamber of Commerce), Terry Breese (Marina Inn, Partner). Mr. Breese referenced the letter dated June 18 [described in "Correspondence" above].**

**There being no further public comments, and without objection, the Public Hearing was closed.**

- 7.B.** RESOLUTION No. 2015-01 Recommending that the City Council Certify the Environmental Impact Report for the San Leandro Shoreline Development Project.
- A motion was made by Member Hussey, seconded by Member Breslin, that this Resolution - PC be Adopted. The motion carried by the following vote.**
- Aye:** 5 - Breslin, Hernandez, Leung, Pon, Hussey
- Nay:** 1 - Collier
- Recused:** 1 - Abero

- 7.C.** PLN2012-00040; General Plan Map Amendment and Rezoning to develop a San Leandro Shoreline Development Plan that includes a 150,000 square-foot office campus, a 200-room hotel, a 15,000 square-foot conference center, 354 housing units, three restaurants totaling approximately 21,000 square feet and a new parking structure. This is a public/private partnership with the City on 52 acres of the City-owned Shoreline. Applicant: Cal Coast Companies, LLC; Property Owner: City of San Leandro. Alameda County Assessor's Parcel Numbers include: 80G-900-1-8, 80G-900-4-1, 79A-0475-9-4, 79A-590-1-5, 79A-590-1-7, 079A-590-2, 79A-590-3, 79A-590-4, 79A-590-5, and 79A-590-6. Existing Zoning: CR Commercial Recreation District.

The hearing was opened to the public. Comments were made by the following individual: Kent Myers (Chair, Shoreline Advisory Group), who supported approval of the resolution.

There being no further public comments, and without objection, the Public Hearing was closed.

- 7.D.** RESOLUTION No. 2015-02 of the Planning Commission  
Recommending that the City Council Amend the General Plan Land Use Designation and Zoning for the San Leandro Shoreline Development Project (PLN2012-00040).

A motion was made by Member Breslin, seconded by Member Pon, that this Resolution - PC be Adopted. The motion carried by the following vote.

**Aye:** 6 - Breslin, Collier, Hernandez, Leung, Pon, Hussey

**Recused:** 1 - Abero

**8. MISCELLANEOUS**

None.

**9. MEMBERS' COMMENTS**

Commissioner Hussey noted that numerous issues that went beyond the CEQA EIR were not addressed tonight and he looked forward to reviewing the development plans and finding answers.

Vice Chair Hernandez congratulated Keith Cooke on his permanent appointment as Engineering/Transportation Department Director.

**10. STAFF UPDATES/PROJECT STATUS REPORT**

Secretary Liao indicated there would be a regularly scheduled Planning Commission meeting on July 16th including election of a new Chair and Vice Chair.

Community Development Director Battenberg belatedly introduced Ed Miller, President of Cal-Coast Development Company.

**11. ADJOURN**

The meeting adjourned at 8:57 p.m.

Pon/Collier: 6 Aye, 0 No