



# SHORELINE UPDATE

CITY COUNCIL PRESENTATION  
January 21, 2020

# OVERVIEW

- INTRODUCTIONS
- SHORELINE SITE
- CONCEPT PLAN
- PROJECT STATUS
- NEXT STEPS



# INTRODUCTIONS & SHORELINE SITE



# MONARCH BAY SHORELINE SITE



# PROJECT GOALS

Vision for comprehensive Shoreline master plan

- Complementary amenities for the community
- Connects amenities with current shoreline users
- Recognizes development value and funds public amenities and services
- Addresses logical phasing of development
- Requires little or no City investment
- Results in self-supporting shoreline

# BACKGROUND

- 2008: Cal-Coast selected as Shoreline master developer
- 2012: Current Exclusive Negotiating Rights Agreement established with Cal-Coast
- 2008-2015: Public meetings with the Shoreline Development Citizens Advisory Committee (CAC), Shoreline Advisory Group (SAG), and other groups
- 2015:
  - Environmental Impact Report Certified
  - General Plan Map Amendment & Rezoning Completed

# BACKGROUND — WHAT'S TAKING SO LONG?

## 2016 – 2017:

- Market analysis and direction from the Bay Conservation and Development Commission (BCDC) prompted significant design changes

## 2018 - 2019:

- Fiscal and market feasibility analysis completed
- Negotiated terms
- Developed agreements

# PROCESS OVERVIEW: SINCE 2015



**EIR Certified**



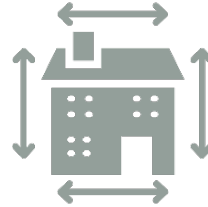
**Plan Revised**



**Agreements  
Negotiated &  
Prepared**



**Map  
Amendments  
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THE RISE KOREATOWN



PALISADES HIGHLANDS



DOUBLETREE ORLANDO



CABRILLO MARINA



WALLACE RANCH



TERRA VISTA CONDOMINIUMS

# CONCEPT PLAN



SAN FRANCISCO BAY



- 150,000 s.f. office
- 200-room hotel
- 15,000 s.f. conf. center
- 354 housing units:
  - 61 condos
  - 159 apartments
  - 92 townhomes
  - 42 single-family
- Three restaurants
- Parking structure
- New library

# 2015 CONCEPT PLAN

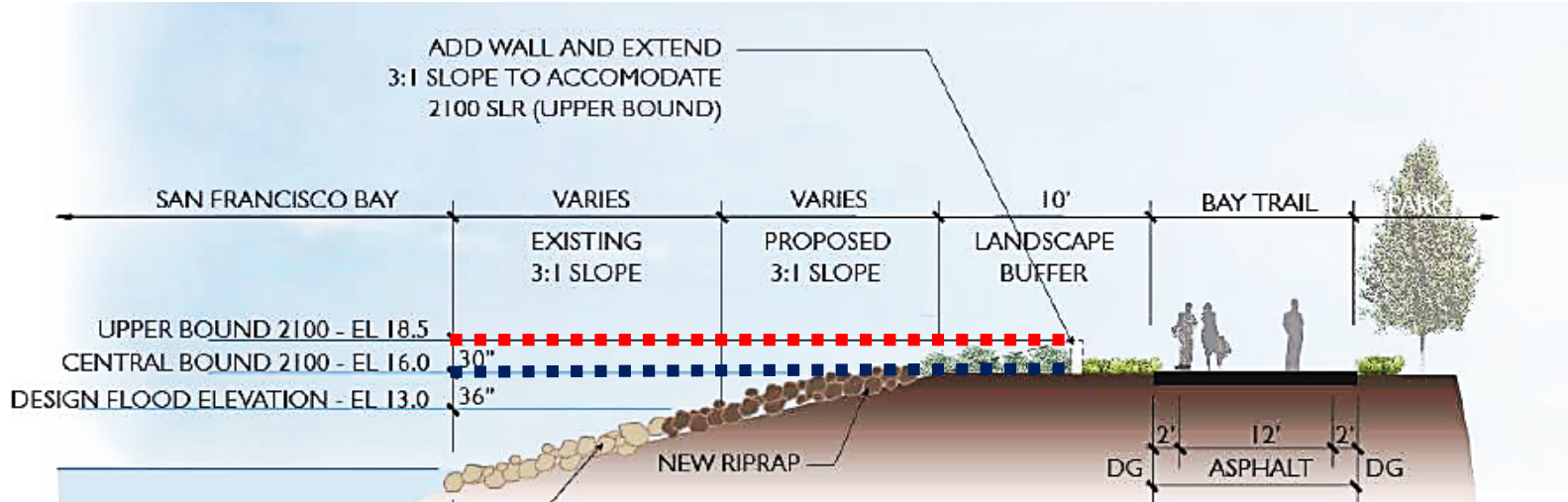


BCDC 100' Shoreline Band

# BCDC 100' SHORELINE BAND

# RESILIENCY — SEA LEVEL RISE

YEAR	CENTRAL	CENTRAL UPPER	CENTRAL LOWER	LOWER BOUND	UPPER BOUND
2030	5.67"	7.64"	3.70"	1.69"	11.69"
2050	11.02"	14.65"	7.40"	4.84"	23.94"
2100	36.18"	46.22"	26.14"	16.69"	65.51"



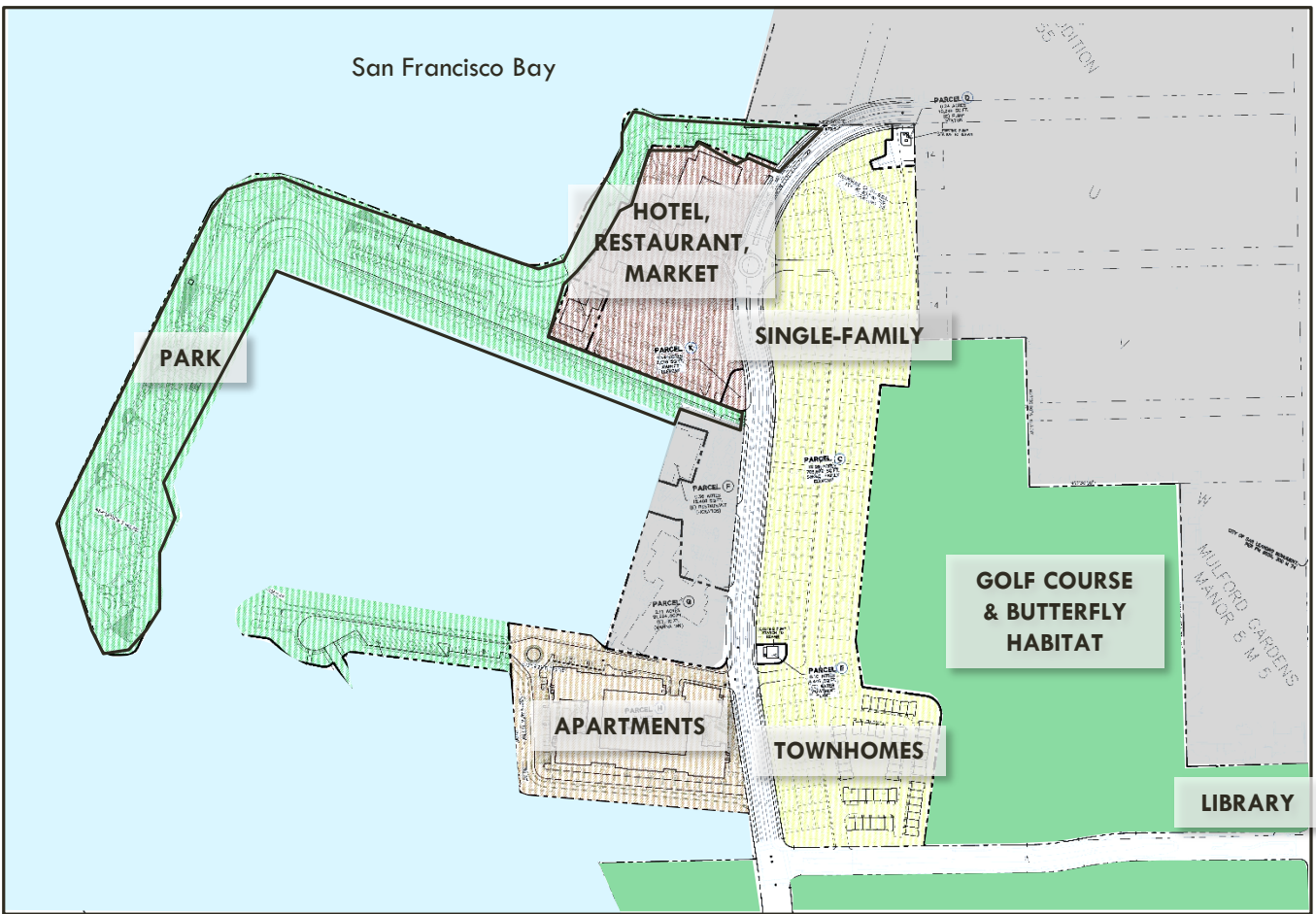
# PROJECT REVISIONS

## Bay Conservation & Development Commission (BCDC) Direction

- State agency created in 1965 to regulate planning of San Francisco Bay's shoreline
- Mission to minimize fill and maximize public access
- 100-foot shoreline band jurisdiction
- Provided feedback on 2015 plan that prompted revisions

## Market Conditions / Financial Analysis

- Weakening office market
- Strong multi-family rental market



- 18 acres of public areas including 9-acre park
- 220-room hotel
- 5,000 s.f. restaurant
- 7,500 s.f. banquet facility/restaurant
- Up to 500 housing units:
  - 285 apartments
  - 48 townhomes
  - 152 Single-family
- Market/café/bait shop
- New library

# UPDATED CONCEPT PLAN

# WHAT CHANGED?

	PREVIOUS PLAN	UPDATED PLAN
HOTEL	✓	✓
RESIDENTIAL	354 units	500 units
PARKS	2 smaller parks	18 acres of public areas, including 9-acre community park
RESTAURANTS & RETAIL	3 Restaurants	Hotel Restaurant Restaurant/Banquet Facility Café/Market
LIBRARY	✓	✓
CONFERENCE CENTER	15,000 sq. ft.	X
OFFICE CAMPUS	150,000 sq. ft.	X



**220-ROOM HOTEL**





**220-ROOM HOTEL**



# 285-UNIT MONARCH BAY APARTMENTS



# 285-UNIT MONARCH BAY APARTMENTS



**215 SINGLE-FAMILY HOMES/TOWNHOMES**



9-ACRE COMMUNITY PARK, 18-ACRES OF PUBLIC SPACE

# COMMUNITY BENEFITS

- Enhanced recreational amenities
- New bike lanes and pedestrian paths
- Connections to the Bay Trail
- High speed internet
- Preservation of existing monuments
- Public Art
- Monarch Butterfly Roosting Habitat Protection Program



# COMMUNITY BENEFITS

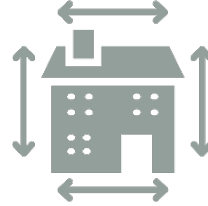
- New Mulford-Marina Library
- Updated Marina amenities
- Redesigned golf course
- New traffic signal at Marina Blvd. and Aurora Dr.
- Modernize existing traffic signals
- Transportation Demand Management, may include shuttle, parking passes, etc.
- Continued service by AC Transit

# PROJECT STATUS





# PROCESS OVERVIEW



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# AGREEMENTS OVERVIEW

- Draft Development and Disposition Agreement:
  - Scope of Development
  - Schedule of Performance
  - Defining developer & city responsibilities
  - CFD requirement
  - Comply with CEQA mitigations
  - 10 year term
- Agreements with American Golf Corporation (AGC)



**Existing Leases**



**New Long-term Leases**



**Purchase & Sale Agreement**

**HOTEL**

**SINGLE-FAMILY**

**TOWNHOUSES**

**APARTMENTS**

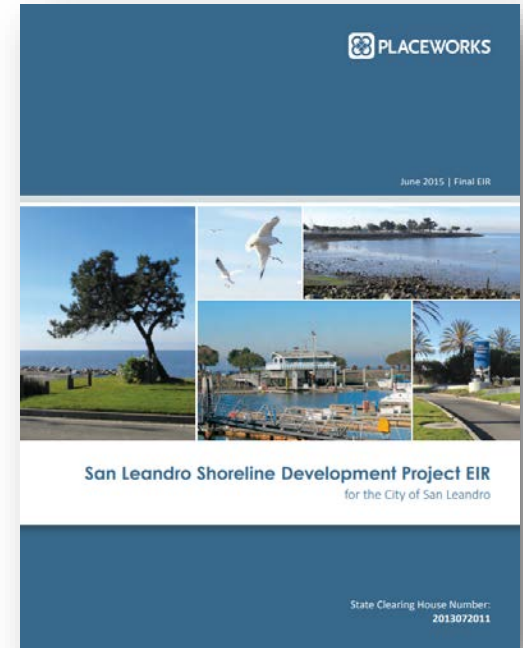


# AGREEMENTS OVERVIEW

- Draft Lease Agreements – Hotel, Multifamily, Restaurant
  - 50 year term, with extensions to 99 years
  - Minimum rent, plus percentage rent based on revenues
  - Must be prepared to construct project and meet other requirements before entering into lease
  - Must follow Schedule of Performance during buildout
  - Specific maintenance requirements throughout term
- Draft Purchase & Sale Agreement – Single Family/ Townhomes
  - Based on appraisal
  - Must be prepared to begin construction and have golf course design approved prior to purchasing property
  - Must complete golf course before completing all homes

# 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
- Updated plan analyzed by City's third-party EIR consultants
- Concluded that the 2015 EIR adequately identified potential impacts and mitigations

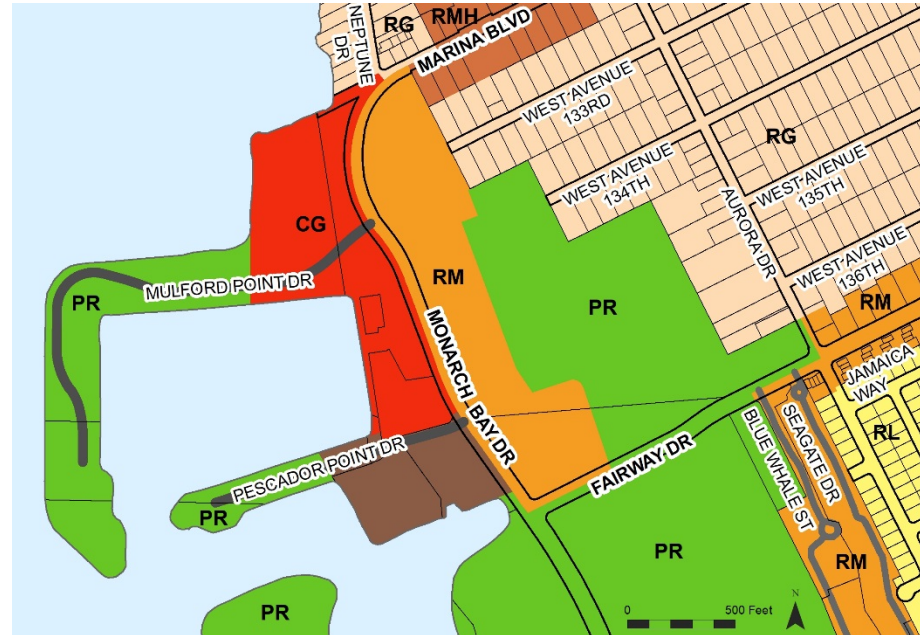


# PROPOSED GENERAL PLAN AND ZONING AMENDMENTS

CURRENT



PROPOSED



NEXT STEPS



# UPCOMING PUBLIC HEARINGS

FEBRUARY 6, 2020

## **PLANNING COMMISSION**

### Public Hearing (Recommendation)

- Proposed General Plan Map Amendment
- Proposed Zoning Map Amendment

FEBRUARY 24, 2020

## **CITY COUNCIL**

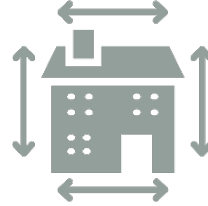
### Public Hearings

- Proposed General Plan Map Amendment
- Proposed Zoning Map Amendment
- Development and Disposition Agreement
- Lease Agreements
- Purchase & Sale Agreement

City Council Chambers, City Hall, 835 E. 14<sup>th</sup> Street



# NEXT STEPS



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# FUTURE PLANNING/DEVELOPMENT APPLICATIONS

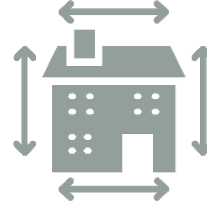
- Next step applications may include:
  - Tentative Tract Map
  - Planned Development
  - Site Plan Review
  - Conditional Use Permits
  - Development Agreement



# REGIONAL AGENCY OVERSIGHT & PERMITTING

- Regional agencies include:
  - SF Bay Conservation and Development Commission (BCDC)
  - Regional Water Quality Control Board (RWQCB)
  - US Army Corps of Engineers (USACE)
  - California Department of Fish & Wildlife
- Local Permits/Requirements include:
  - Compliance with EIR Mitigation Measures
  - Grading & Demolition Permits
  - Building Permits
  - Stormwater Permits

# TENTATIVE SCHEDULE



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2015

2017

2019

2020

2020

2021

2022

**QUESTIONS?**



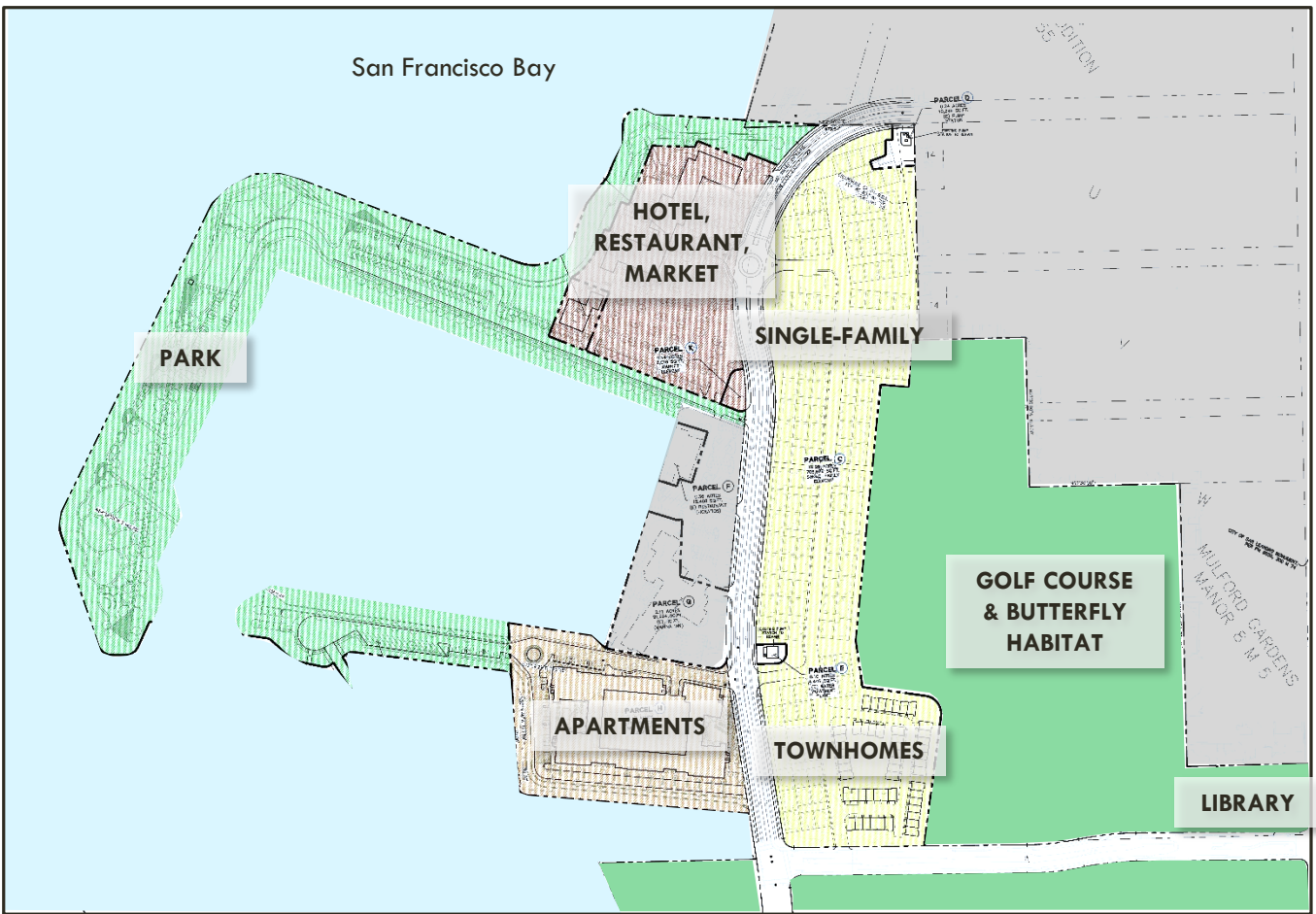
# CONTACT US

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Economic Development Manager

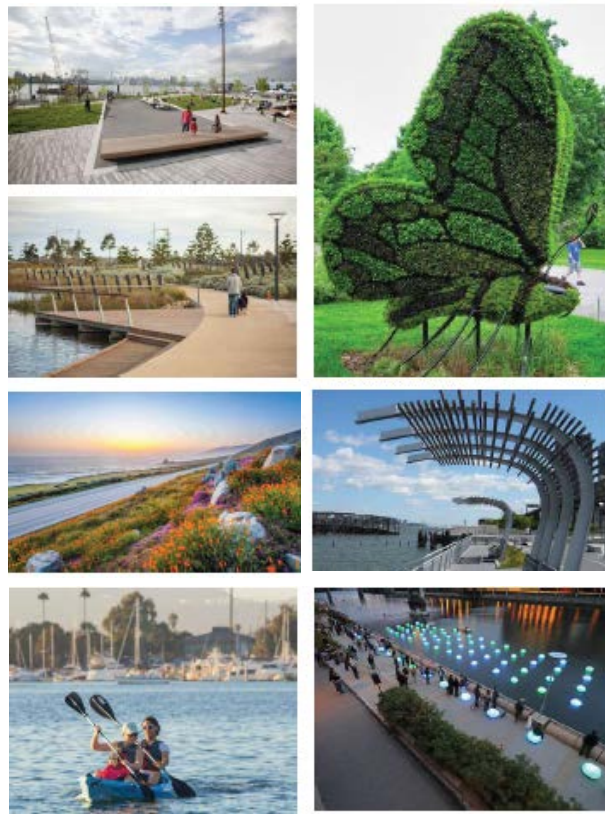
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(510) 577-3327



- 18 acres of public areas including 9-acre park
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# UPDATED CONCEPT PLAN



**9-ACRE COMMUNITY PARK, 18-ACRES OF PUBLIC SPACE**



**QUESTIONS?**