



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### City Council

*Welcome to your City of San Leandro City Council meeting.*

*Your City Councilmembers are:*

*Mayor Pauline Russo Cutter*

*Deborah Cox, District 1*

*Ed Hernandez, District 2*

*Victor Aguilar, Jr., District 3*

*Benny Lee, District 4*

*Corina N. Lopez, District 5*

*Pete Ballew, District 6*

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Monday, February 24, 2020

7:00 PM

City Council Chambers

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### Special Meeting

#### 1. CALL TO ORDER

*The meeting was called to order at 7:03 p.m.*

#### 1.A. PLEDGE OF ALLEGIANCE TO THE FLAG

*Mr. Robert Doughty led the Pledge of Allegiance to the Flag.*

#### 1.B. ROLL CALL

**Councilmember Aguilar participated in the meeting via telephone conference call.**

**Present** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused** 1 - Cutter

#### 1.C. ANNOUNCEMENTS

*Vice Mayor Ballew announced Mayor Cutter attended Closed Session.*

#### 2. PUBLIC COMMENTS

*None.*

#### 3. PUBLIC HEARINGS

##### 3.A. [20-057](#)

Staff Report for a 1) Resolution Adopting the Addendum to the Certified Final Environmental Impact Report for the 2015 San Leandro Shoreline Development Project, General Plan Text Amendment, and General Plan

Map Amendment; 2) an Ordinance Adopting the Zoning Map Amendment; and 3) Resolution Adopting a Disposition and Development Agreement, including authorization to enter into Leases and a Purchase and Sale Agreement, between the City of San Leandro and Cal Coast Companies LLC Inc. to facilitate the future development of approximately 75 acres of the San Leandro Shoreline area as part of a public-private partnership proposed to result in up to 485 housing units, a 220-room hotel with attached restaurant, a 15,000 square foot two-story restaurant/banquet facility, a 3,000 square foot market/café, a redesigned nine-hole golf course, a new Mulford-Marina Branch library building, a nine-acre community park, and related site improvements; Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner).

Summary Title: Adopting the Addendum to the Final Environmental Impact Report (EIR) for the Shoreline Development Project, General Plan Text Amendment, and General Plan Map Amendment; Adopting the Zoning Map Amendment; and Adopting a Disposition and Development Agreement (DDA) that includes a Purchase and Sale agreement with Cal Coast Companies LLC Inc. to facilitate the future development of the Shoreline area.

*The Hearing was opened to the public at approximately 8:20 PM. There were approximately 14 public speakers.*

*Comments were made by the following individuals:*

*Ms. Emily Graiger, Ms. Carol Cole, Mr. Matt Chaberlin, Ms. Virginia Madsen, Mr. Steve Jackson, Mr. Bernard Ashcraft, Mr. Kenneth Fox, Mr. Matt Maloon, Ms. Cheryl Pastore, Mr. Andreas Cluver, Mr. Joe Shafter, Mr. Lawrence Abbott, Mr. Ty Hudson, and Mr. Edward Mejia-Sarate.*

*There being no further public comments, and without objection, the Public Hearing was closed at approximately 8:54 PM.*

**Received and Filed.**

The City Council Meeting recessed at 8:55 p.m. and reconvened at 9:06 p.m.

[20-058](#)

RESOLUTION of the City of San Leandro City Council approving a General Plan Text Amendment and General Plan Map Amendment and adopting an Addendum to the previously certified San Leandro Shoreline Development Project Environmental Impact Report (SCH # 2013072011) for the proposed 75-acre Shoreline Development Project initiated by Monarch Bay LLC, as applicant, and the City of San Leandro, as property owner (PLN19-0074).

**A motion was made by Vice Mayor Ballew, seconded by Councilmember Lee, that this Resolution be Adopted. The motion carried by the following vote:**

**Aye:** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused:** 1 - Cutter

Enactment No: Reso 2020-019

[20-068](#)

RESOLUTION of the City of San Leandro City Council Approving and Authorizing Execution of a Disposition and Development Agreement Between the City of San Leandro and Cal Coast Companies LLC, Inc.

**A motion was made by Vice Mayor Ballew, seconded by Councilmember Lopez, that this Resolution be Adopted as Amended.**

**This amends the 3rd resolve clause to read as follows:**

**Subject to the condition that Developer submit to the City Manager, by 5pm on March 25, 2020, a signed copy of a letter of intent between authorized representatives of Cal Coast Companies LLC, Inc. and the Building & Construction Trades Council of Alameda County to enter into a Project Labor Agreement, the City Council authorizes the City Manager, on behalf of the City Council, to execute the DDA, the Purchase and Sale Agreement, and the Ground Leases substantially in the forms attached to the DDA, and to make revisions and amendments to such documents, subject to the approval of the City Attorney, so long as such actions do not materially or substantially change the uses or construction permitted on the Property, or materially or substantially add to the costs incurred or to be incurred by the City as specified in the DDA, Purchase and Sale Agreement, or Ground Leases, or materially or substantially reduce the revenue earned or to be earned by the City, and such amendments may include extensions of time to perform as specified in the Schedule of Performance.**

**The motion carried by the following vote.**

**Aye:** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused:** 1 - Cutter

Enactment No: Reso 2020-020

[20-059](#)

AN ORDINANCE of the City of San Leandro City Council approving a Zoning Map Amendment for the proposed 75-acre Shoreline Development Project initiated by Monarch Bay LLC, as applicant, and the City of San Leandro, as property owner (PLN19-0074).

**A motion was made by Vice Mayor Ballew, seconded by Councilmember Lee, that this Ordinance be Passed to Print. The motion carried by the following vote.**

**Aye:** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused:** 1 - Cutter

Enactment No: Ordinance 2020-001

#### 4. REPORT ON CLOSED SESSION ACTIONS TAKEN

*City Attorney Richard Pio Roda reported there was no reportable action taken, direction was given to staff.*

**5. ADJOURN**

*The meeting was adjourned at 9:36 p.m.*

**RESPECTFULLY SUBMITTED:**

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**LETICIA I. MIGUEL**  
City Clerk of the City of San Leandro