



SHORELINE UPDATE

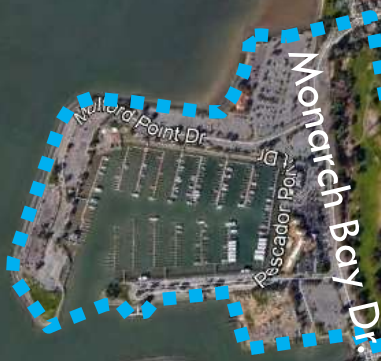
City Council
Work Session
March 14, 2022

BACKGROUND

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





CURRENT CONDITIONS

SHORELINE MILESTONES

Over a decade of planning and negotiations have brought us to the Planning Entitlements 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)

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





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)



COUNCIL APPROVED AGREEMENTS

Disposition and Development Agreement (DDA)

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

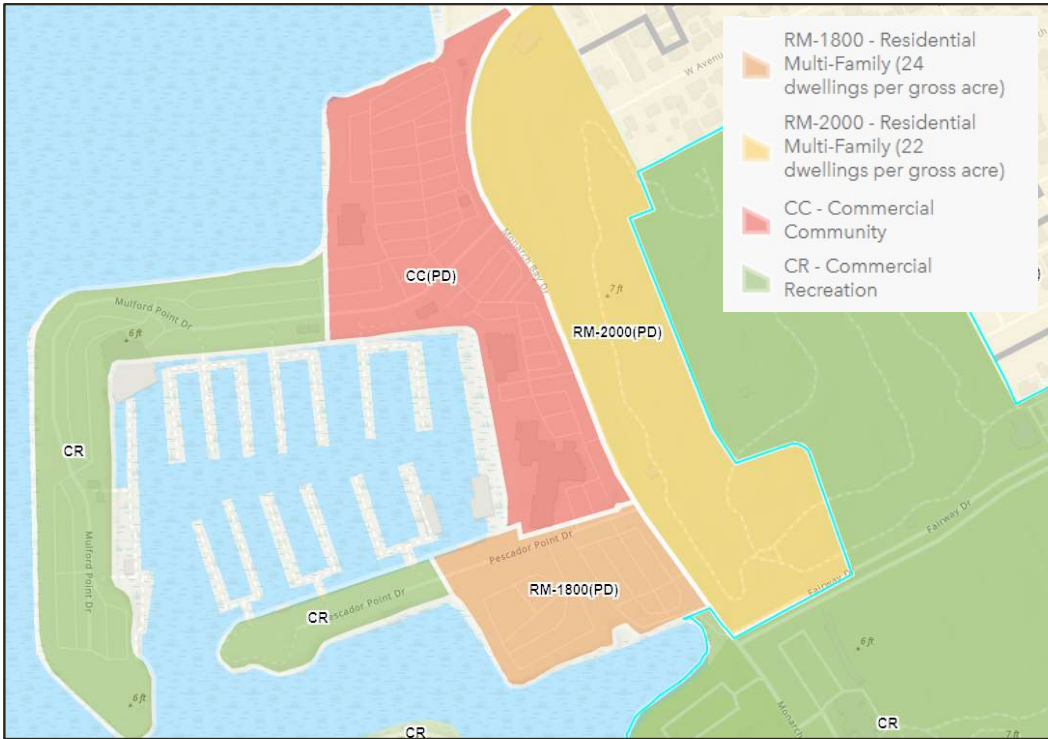
Purchase & Sale Agreement – Single Family/ Townhome Parcel

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

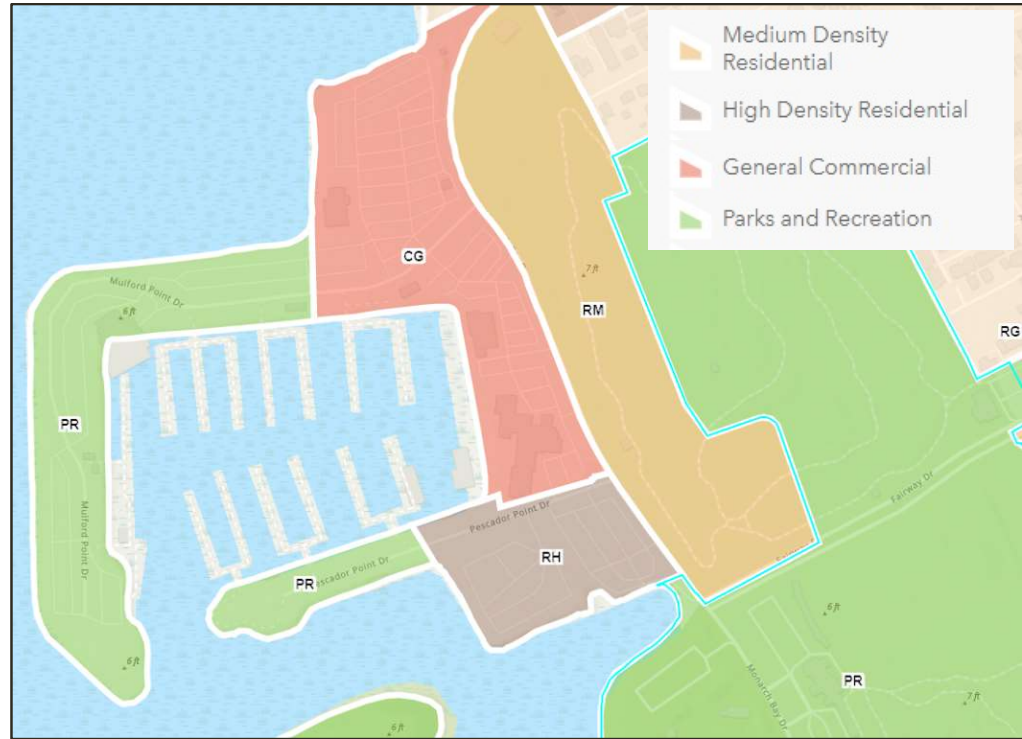
Lease Agreements – Hotel, Multifamily, Restaurant, Market

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

PROJECT ENTITLEMENTS



**ZONING DESIGNATIONS
(APPROVED 2020)**



**GENERAL PLAN DESIGNATIONS
(APPROVED 2020)**

REQUESTED ENTITLEMENTS

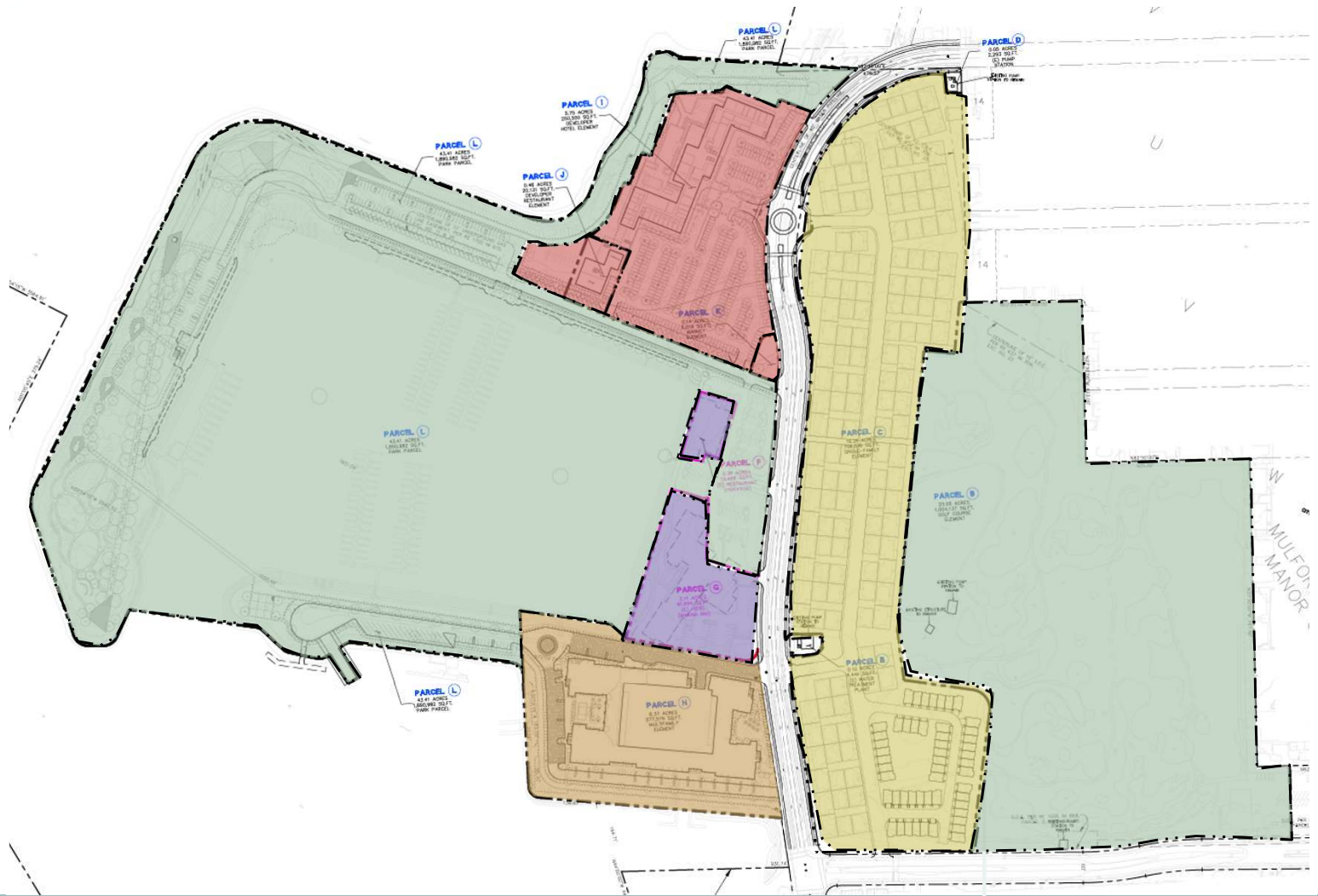
Vesting Tentative Tract Map
Subdivides the property into parcels that align with plans

Planned Development Project
Establishes development standards and approved uses for the site

Site Plan Review
Building and landscape designs and site improvements

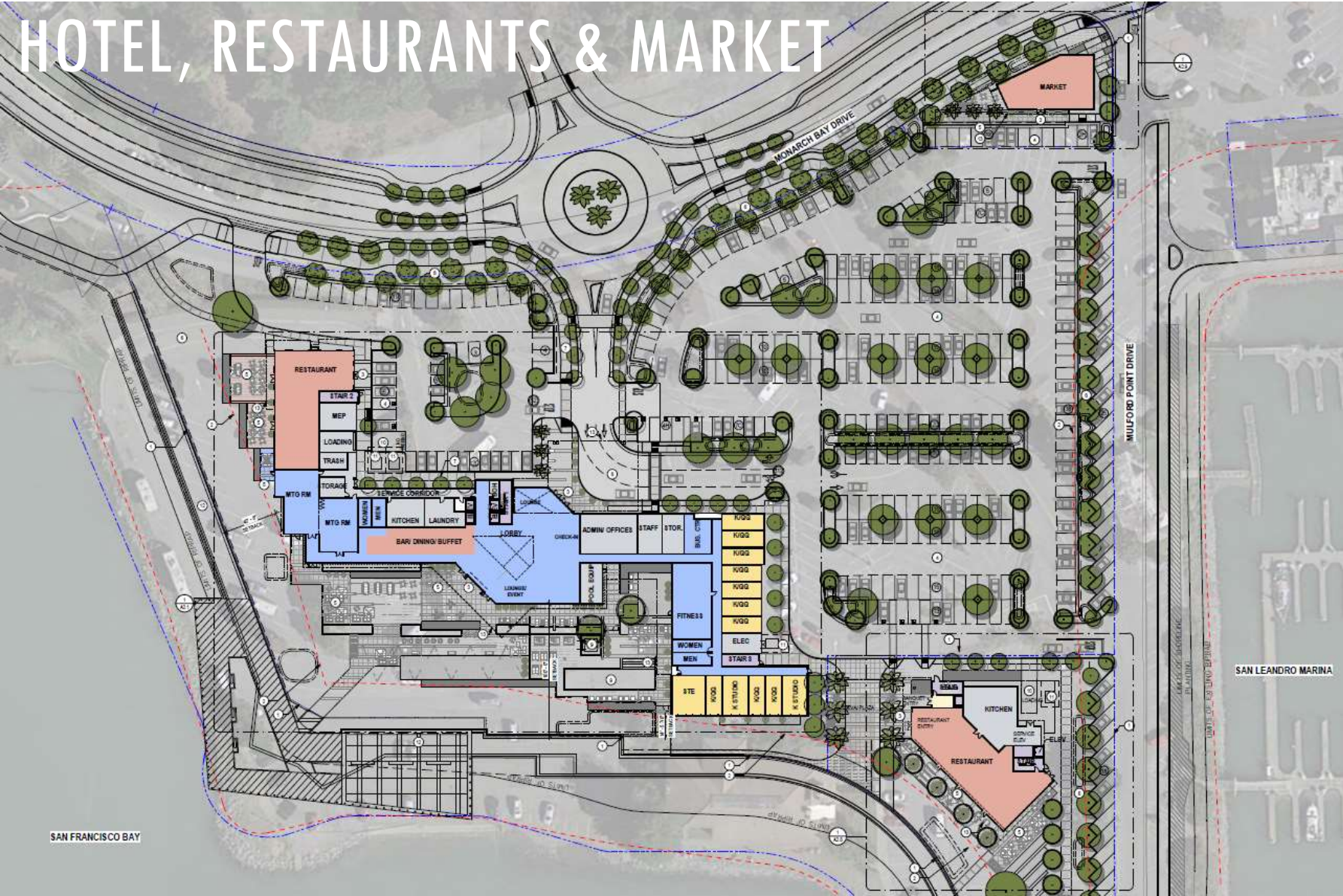
Development Agreement
Vests entitlements and specifies key requirements and phasing details





PARCEL REORGANIZATION — TRACT MAP

HOTEL, RESTAURANTS & MARKET



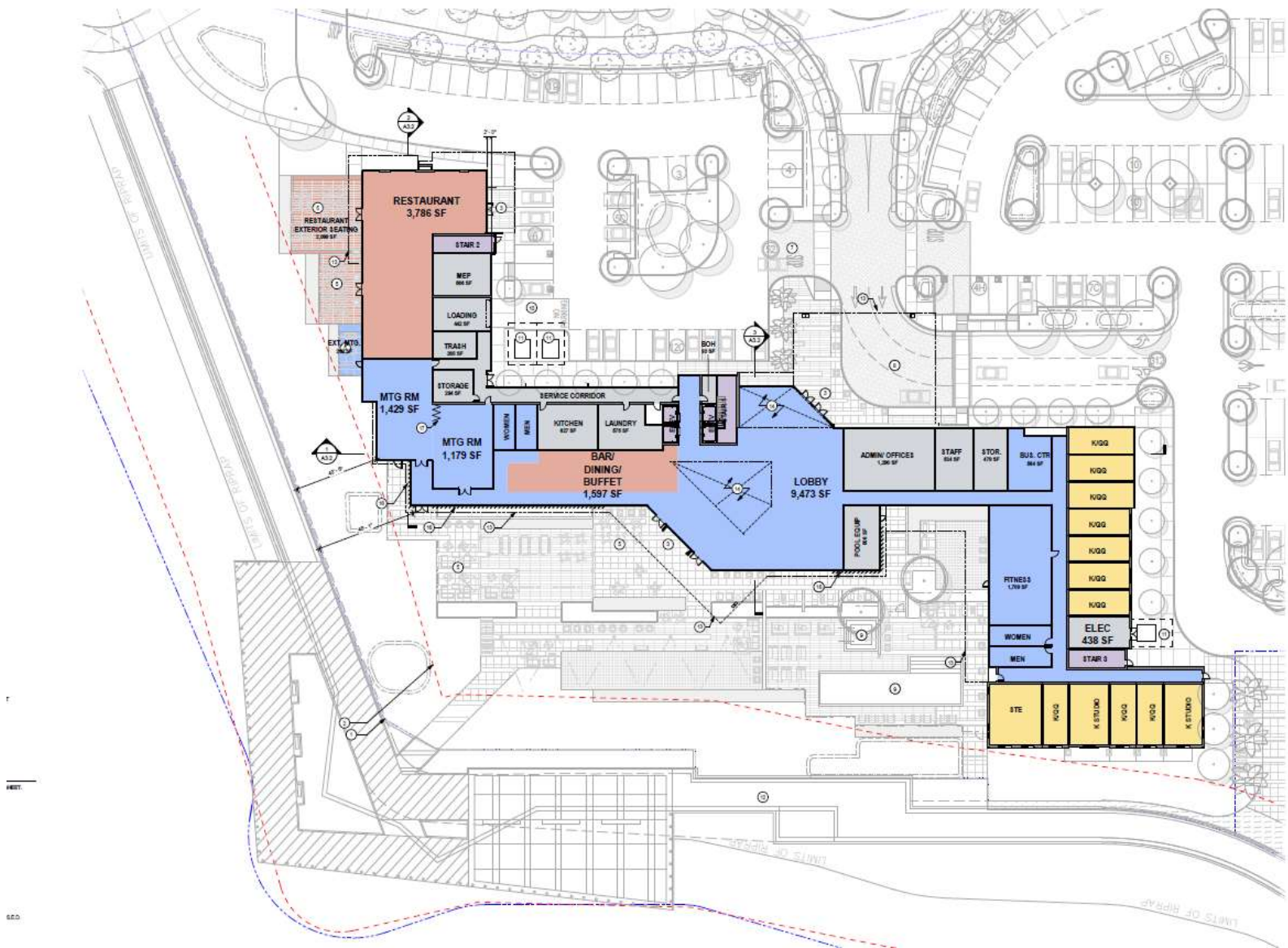
SAN FRANCISCO BAY

SAN LEONARD MARINA

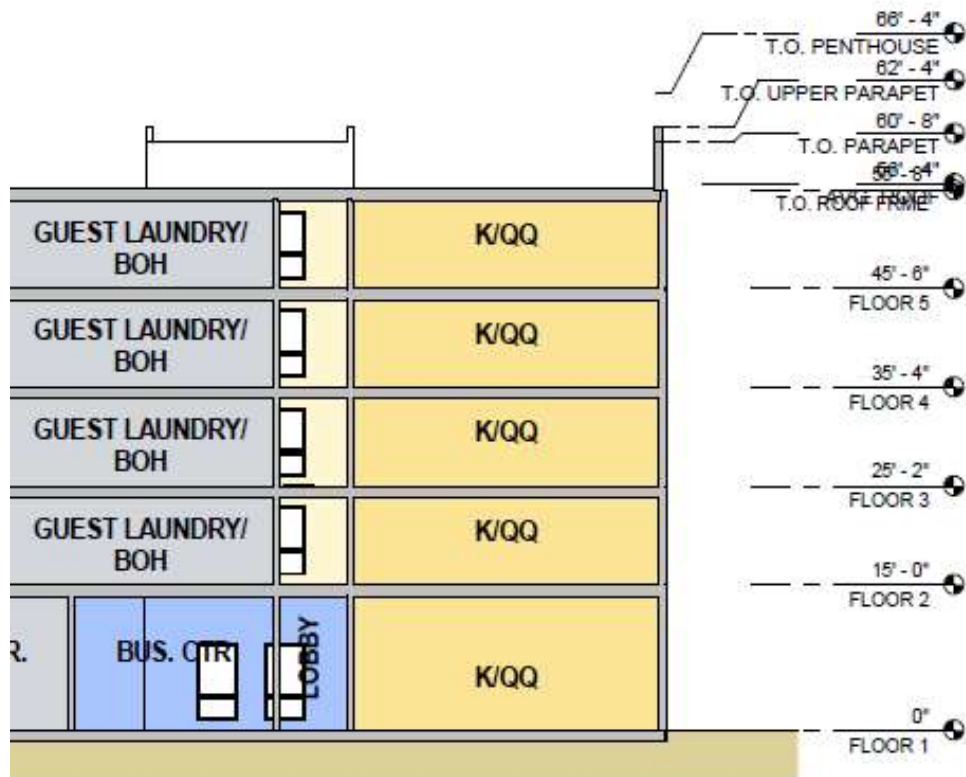


HOTEL

- Hotel with attached restaurant
- 210-rooms
- 5-stories
- 158,334 sq. ft.
- Amenities: bar, dining buffet, meeting rooms, fitness center, business center, outdoor seating, and a roof deck



BUILDING HEIGHT



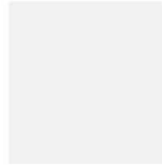
- Standard height limit:
 - 50' for roof
 - 56' for parapet walls
 - 60' for elevator towers, covered stair access, rooftop amenities, etc.
- Project will achieve 66'-4"+/- height to accommodate:
 - 15'-tall lobby with ample glazing and views
 - 10' floor to ceiling height for remaining floors
 - Screening parapets
 - Stair access



MATERIALS



① EXTERIOR STUDIO
TEXTURE SAMPLE (APPLIED TO ALL COLORS)



② EXTERIOR STUDIO
COLOR: BRIGHT WHITE



③ EXTERIOR STUDIO
COLOR: OFF-WHITE



④ EXTERIOR STUDIO
COLOR: MEDIUM GREY



⑤ EXTERIOR STUDIO
COLOR: DARK GREY

- SHEET NOTES**
NOTE: NOT ALL NOTES ARE LISTED ON EVERY SHEET
NOTE: SEE SHEET 02 FOR MATERIAL SCHEDULE
- ① EXTERIOR STUDIO
 - ② COLOR: BRIGHT WHITE
 - ③ COLOR: OFF-WHITE
 - ④ COLOR: MEDIUM GREY
 - ⑤ COLOR: DARK GREY
 - ⑥ WOOD-LIKE FINISHES/SCREEN PANEL
 - ⑦ FINISH
 - ⑧ METAL FINISH
 - ⑨ ALUMINUM STOREFRONT
 - ⑩ JULIET BALCONY WITH GLASS RAILING
 - ⑪ JULIET BALCONY WITH METAL RAILING
 - ⑫ GLASS RAILING
 - ⑬ VERTICAL WOOD FINISH
 - ⑭ VERTICAL METAL FINISH
 - ⑮ FINISH COORDINATE
 - ⑯ FINISH
 - ⑰ GLASS
 - ⑱ FINISHES/SCREEN PANEL



① WOOD-LIKE FINISHES



① AWNING



① VINYL WINDOW



① ALUMINUM STOREFRONT



① JULIET BALCONY WITH GLASS RAILING



① JULIET BALCONY WITH METAL RAILING



① GLASS RAILING



① VERTICAL WOOD FINISH



① VERTICAL METAL FINISH



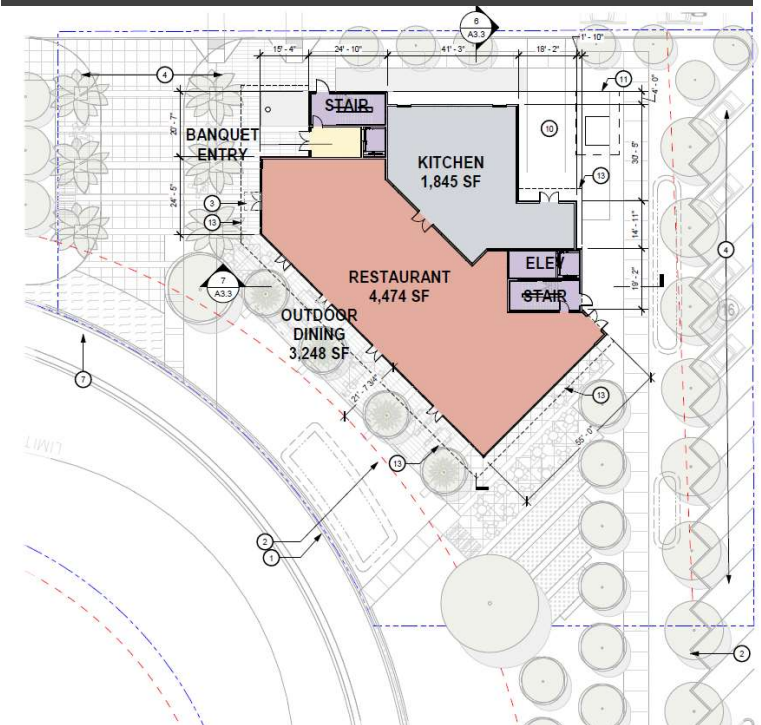
① RAIN SCREEN PANEL





- Restaurant/banquet facility
 - 15,000 square feet +/-
 - Two-story
 - Roof deck

RESTAURANT/BANQUET





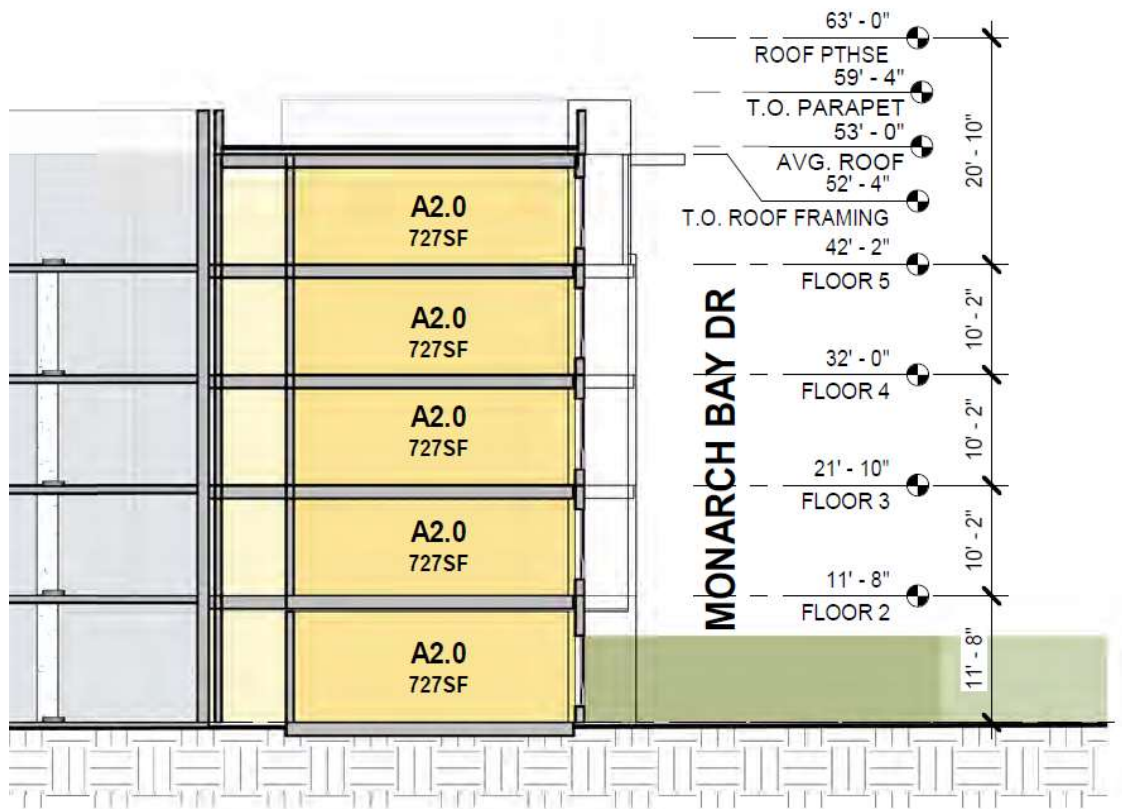
- 285-unit Apartments
- 183 1BR units
- 285 2BR units
- 5-stories

MULTI-FAMILY



SAN FRANCISCO BAY

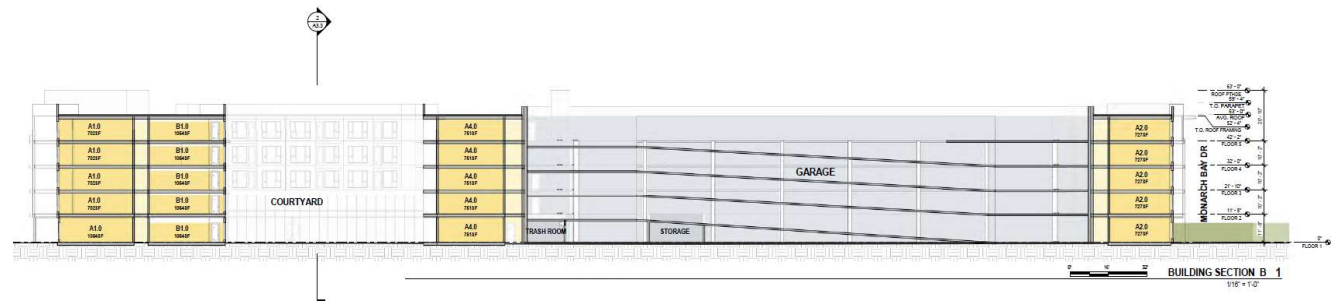
BUILDING HEIGHT



- Standard height limit:
 - 50' for roof
 - 56' for parapet walls
 - 60' for elevator towers, covered stair access, rooftop amenities, etc.
- Project will achieve 63'+/- height to accommodate:
 - 11'-8" ground floor
 - 10' floor to ceiling heights on upper floors
 - Screening parapets
 - Stair access
 - Rooftop amenities

PARKING

- 5-story parking garage with 405 spaces proposed
- 30 on-street spaces
- Total of 435 spaces = 1.5 space/unit
- Standard RM1800 Zoning would require 1.2-2.25 spaces/unit = 504 spaces
- 132 bike parking spaces are proposed
- TDM Plan being prepared that will include shuttle and additional measures



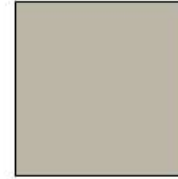
MATERIALS



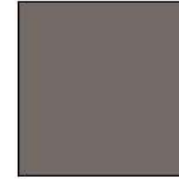
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COLOR: MEDIUM GREY



④ EXTERIOR STUCCO:
COLOR: MEDIUM GREY



⑤ EXTERIOR STUCCO:
COLOR: DARK GREY



① WOOD HORIZONTAL SIDING



② DARK BRICK VENEER



③ BAY WINDOW



④ ALUMINUM STOREFRONT



① VERTICAL RIBBED METAL RAILING



② GLASS RAILING



③ METAL AWNING



④ ROOF OVERHANG



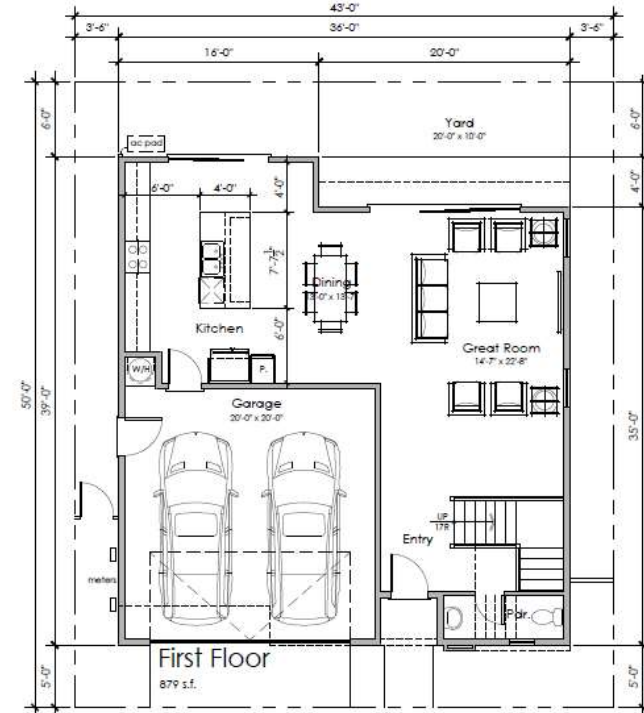
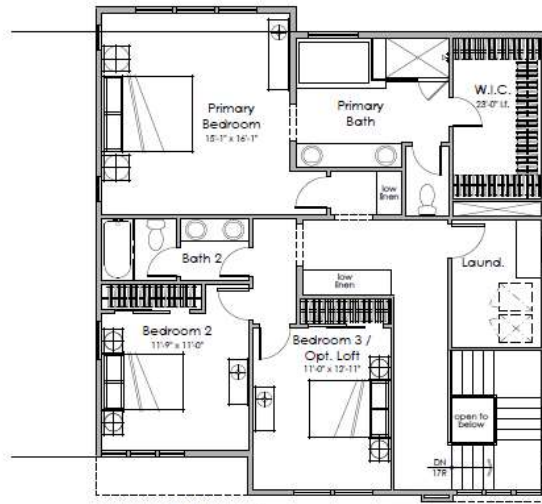


SINGLE-FAMILY/TOWNHOMES

- 206 “For-sale” homes
- 144 detached single-family homes
 - 5 plans
 - 3-4 bedrooms / 2.5-3 bathrooms
 - 2,150 – 2,550 sq. ft.
- 62 townhomes
 - 3 plans
 - 3-4 bedrooms / 3.5 bathrooms
 - 1,725 – 2,050 sq. ft.



SINGLE-FAMILY SAMPLE FLOOR PLAN



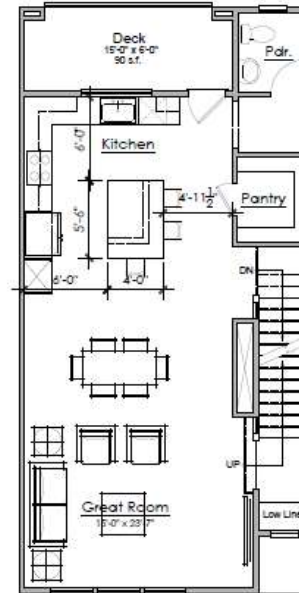
TOWNHOME SAMPLE FLOOR PLAN



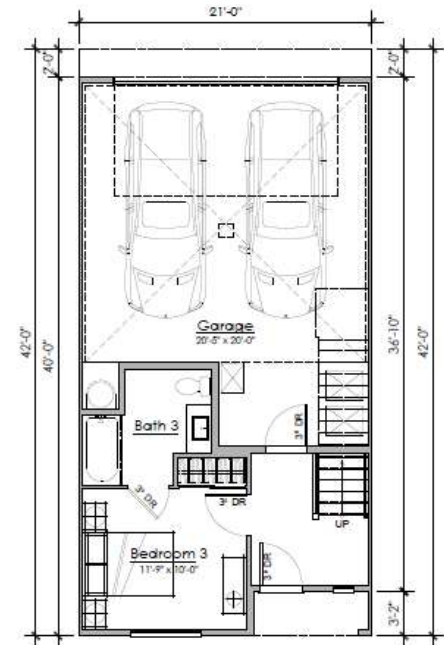
Roof



Third Floor



Second Floor



First Floor



ALIGNMENT WITH HOUSING GOALS

2021 Income Levels 100% AMI = \$ 125,600 (4-person household)	2015-2023 RHNA	Permits Issued 2015-2020	% Progress Permits Issued
Very Low Income (<50% AMI)	504	132	26%
Low Income (50-80% AMI)	270	126	47%
Moderate Income (80-120% AMI)	352	0	0%
Above Moderate (>120% AMI)	1,161	83	7%
Total	2,287	341	15%

SHORELINE PROJECT PROVIDES

Affordable Housing Trust Fund
Contribution: \$2.2M

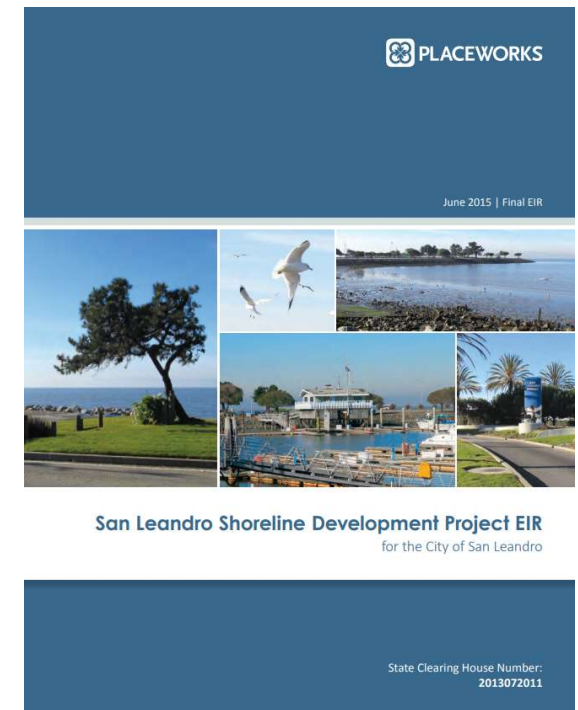
8 Moderate Units (for-sale) at
<120% AMI

13 Workforce Units <135% AMI
470 Above-Mod Units >120% AMI

Mix of densities and product
types (for-sale and rental)

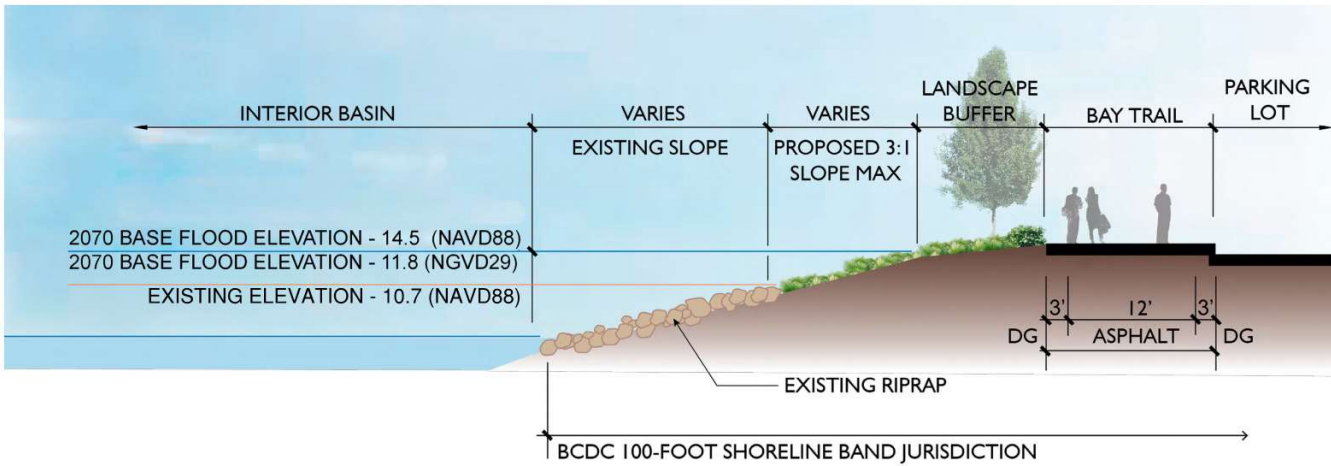
ENVIRONMENTAL REVIEW

- 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 – 2020 Addendum
- Concluded that the 2015 EIR adequately identified potential impacts and mitigations

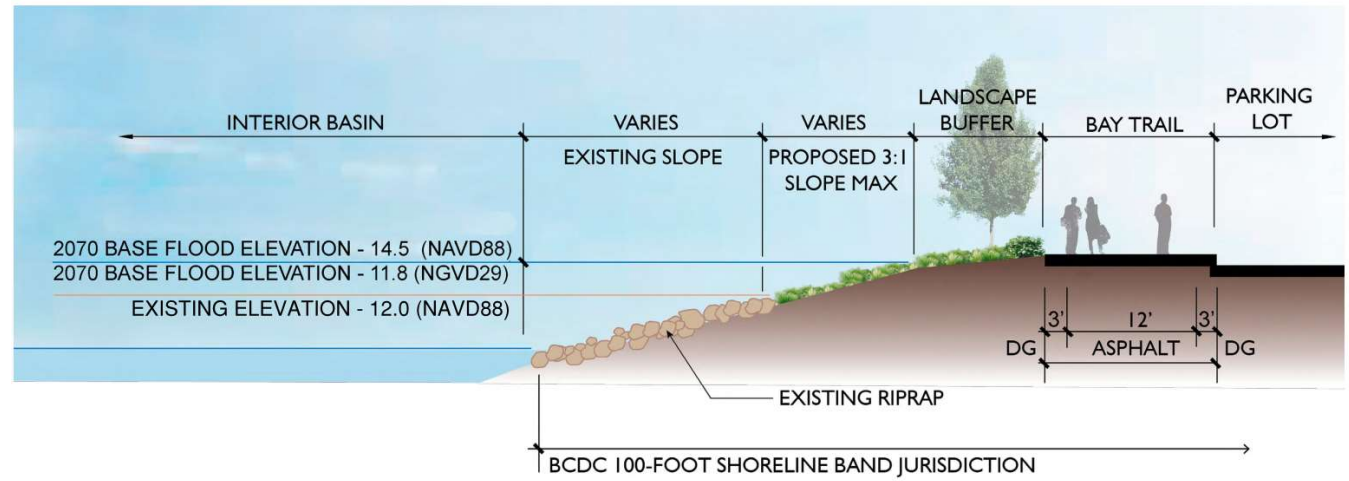


KEY MITIGATION MEASURES

- AIR: Dust mitigation, special EPA certified equipment for construction emissions
- BIO: Monarch butterfly roosting habitat protection program, special status fish and aquatic life controls, nesting birds, wetlands
- GEO: Geotechnical engineer recommendations incorporated into building design to address site-specific soil conditions, foundation designs, etc.
- GHG: Electric vehicle charging, energy-efficient buildings 15% above code, energy-star appliances
- HYDRO: Sea level rise and FEMA flood zone requirements
- NOISE: Construction vibration and noise mitigations
- TRAFFIC: On and off-site improvements (new signal, signal optimization, etc.) and Transportation Demand Management (shuttle, bike parking, transit passes, etc.)



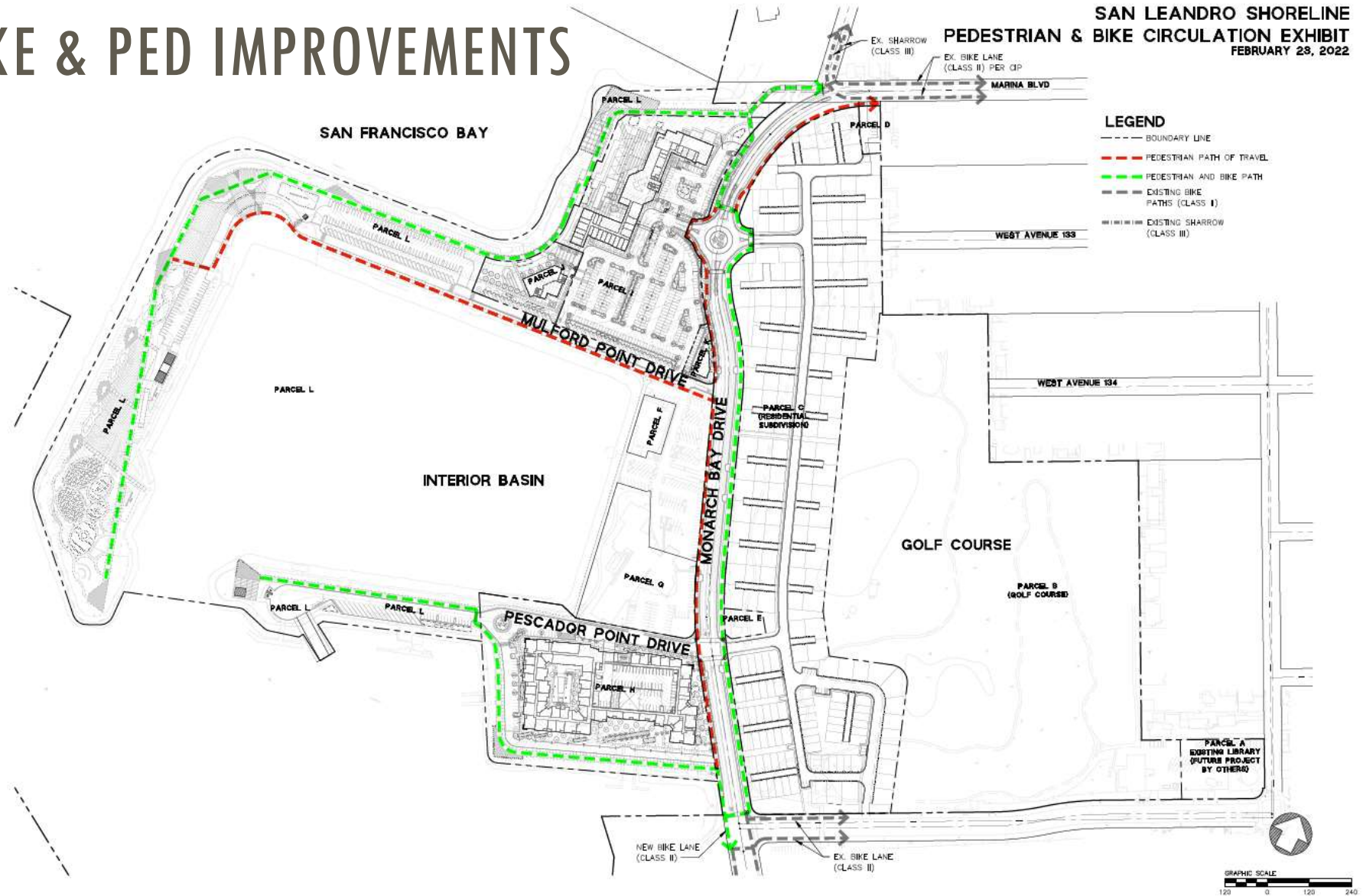
SECTION #1



SECTION #3

BIKE & PED IMPROVEMENTS

**SAN LEANDRO SHORELINE
PEDESTRIAN & BIKE CIRCULATION EXHIBIT**
FEBRUARY 28, 2022



COMMUNITY BENEFITS & NEXT STEPS

NEGOTIATED COMMUNITY BENEFITS



AMENITIES & RECREATION

- 9-acre public park – grey to green
- Bay Trail extension
- Separated (Class I) bike lane
- Remodeled 9-hole golf course
- Public art
- New Mulford-Marina Library
- Access for non-motorized watercraft
- Hotel & banquet space for community & businesses
- Fiber Optic Internet



SUSTAINABILITY

- Transportation Demand Management (TDM)
- LEED Certified hotel and apartments
- Recycled water for SF landscaping
- 15% more energy-efficient than building code
- EV parking above code
- Solar panels on Single-Family and townhomes
- Electric heating and appliances



SKILLED LABOR

- Project Labor Agreement
 - Union craftworkers
- Labor Peace Agreement
 - Hotel workers
- Local Hiring
- Good jobs, support local economy
- Up to 35% increased costs

SIGNIFICANT REVENUE GENERATION

~\$400M

Financial investments

\$350M private investment
\$40M public investment
(funded by \$29M sale of
property & fees)

~\$17M

Impact & permit fees

21 affordable units
\$2.2M Affordable Housing Fee
\$8.8M Park Fees
\$2.8M School Fees
\$2M Public Art

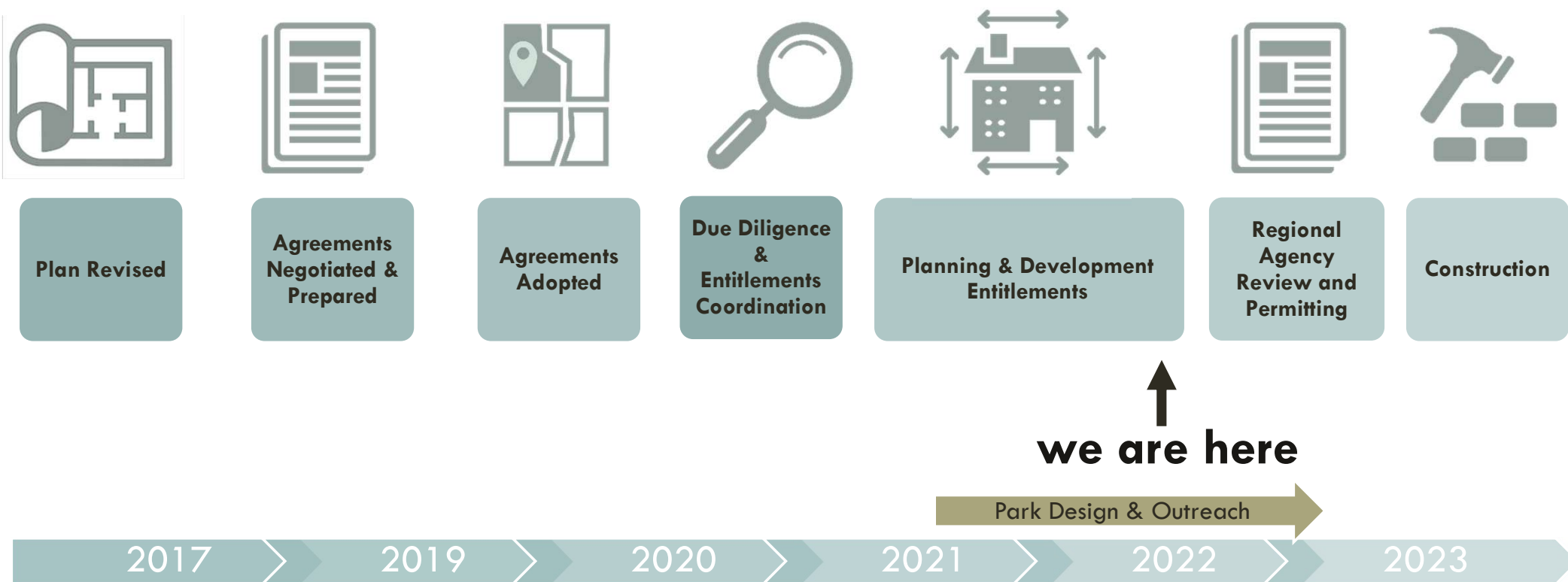
~\$2.3M

Long-term annual revenues

\$1.4 M/year lease payments (min)
\$900,000/year TOT
Increased annual property tax

*Community Facilities District will
contribute to ongoing maintenance
costs for Shoreline area*

TENTATIVE SCHEDULE



NEXT STEPS

■ Private Development:

- Shoreline Advisory Group – 3/16
- Public Hearings on Tentative Map and Entitlements – Spring/Summer '22

■ City Park:

- Update park concept plan and present to Council
- Community engagement on land/aquatic park design to begin soon!
 - Community design workshops
 - Interactive neighborhood pop-ups
 - Meet with stakeholder groups and organizations
 - Website and social media engagement
 - Collaborate with BCDC to ensure environmental justice requirements are met



WORK SESSION

- No formal action this evening
- Opportunity to familiarize the Council and community with the progress made on the private development elements
- Time for clarifying questions ahead of future public hearings
- Staff, applicant, and design team are available for questions

Thank you!