

MONARCH BAY SHORELINE DEVELOPMENT PROJECT

FIRST AMENDMENT TO EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT

City Council Meeting
April 16, 2018



OVERVIEW



Progress Overview

Negotiating Agreement Amendment

Timeline & Next Steps

PROGRESS TO DATE



PROGRESS OVERVIEW

Numerous public meetings with the Shoreline Development Citizens Advisory Committee (CAC) and other groups

Environmental Impact Report certified

General Plan Map Amendment & Rezoning

Review by the Bay Conservation and Development Commission (BCDC)

PROGRESS OVERVIEW (CONT'D)

Updates to project elements based upon numerous reviews and analyses

Successful conclusion of lawsuit filed by the Coalition for the San Leandro Shoreline

Ongoing Negotiation of terms for public-private Development Agreement

Planning and funding of public improvements associated with project including Mulford-Marina Library, Harbor Basin Decommissioning, and Marina Blvd Streetscape

EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT

October 2008 - City entered negotiating agreement with Cal-Coast

April 2012 - Current negotiating agreement established

Agreement provides a framework for development of the San Leandro Shoreline Development Project and addresses specifics regarding:

- Project scope
- Developer and City responsibilities
- Phasing
- Cost sharing

AGREEMENT AMENDMENTS

Term - ten additional months – February 2, 2019

- extension of up to four months - June 2, 2019

Updated Scope – reflect current design

Updated Timeline – milestones & deliverables

UPDATED SCOPE

200-225 room hotel with
outdoor space

Approximately 5,000 square
foot restaurant

Approximately 7,500 square
foot quality full-service
restaurant with second floor
banquet facility



UPDATED SCOPE

Market/café/bait shop

Up to 285 multi-family units

Up to 215 two-three story townhomes and single family homes along the 9-hole golf course

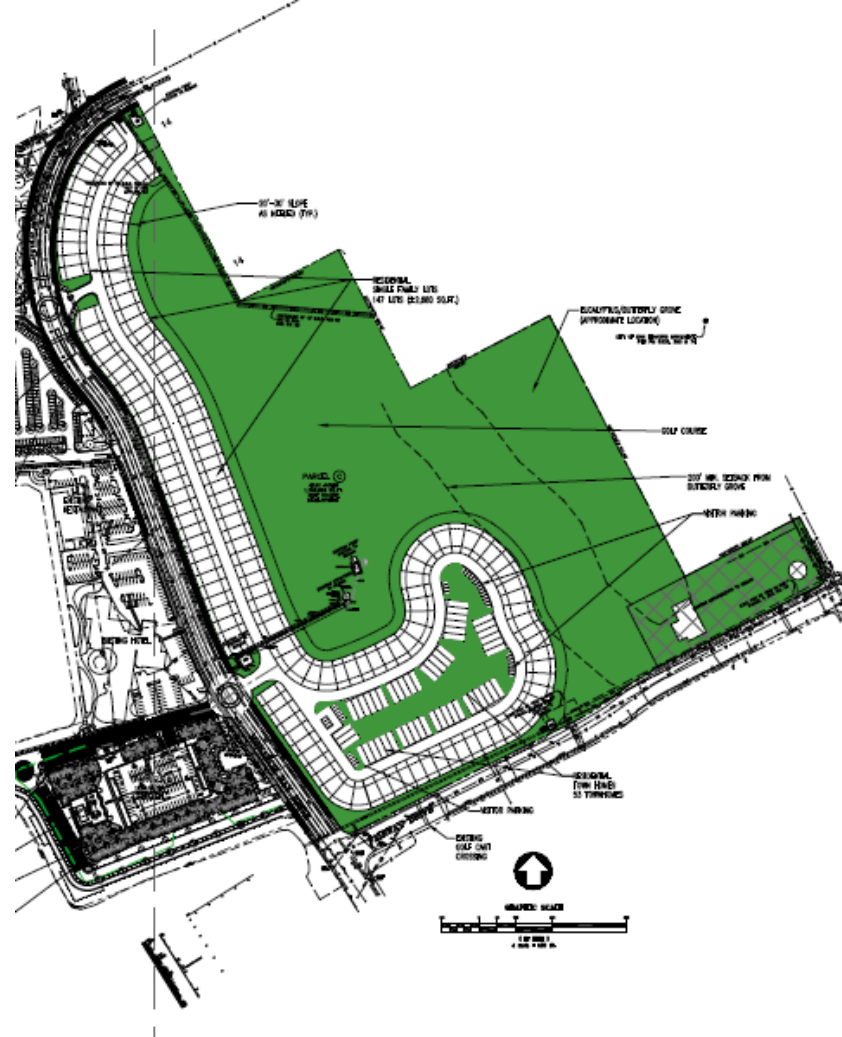


UPDATED SCOPE (CONT'D)

Golf course redesign and reconstruction

Developer to prepare plan and budget for redesign of 9-hole executive golf course by July 1, 2018

Harbor Basin Redevelopment



UPDATED SCOPE (CONT'D)

Approximately 18.6 acre
Monarch Bay Park



TIMELINE & NEXT STEPS

DEVELOPMENT AGREEMENT and associated documents

Lease negotiations, Market & Feasibility Studies	On-going
Appraisal Parameters Est. between Developer & City	April-May 2018
Appraisal Excess Golf Course Land	July 2018
Golf Course & Park Design and Cost Estimates	July 1, 2018
Development Agreement Documents Finalized	September 30, 2018
Development Agreement Approval	Concurrent with or following entitlements

TIMELINE & NEXT STEPS (CONT'D)

PERMITTING & EIR

EIR addendum

May 2018

Meeting with agencies

On-going

BCDC Design Review Board Approval

September 2018

BCDC Application Approved

Winter 2018

TIMELINE & NEXT STEPS (CONT'D)

ENTITLEMENTS

Community Meetings

As needed

Designs Submitted

August 2018

Planning Commission & City Council Work Session

If needed

Planning Commission & City Council Public Hearing

Fall 2018

TIMELINE & NEXT STEPS (CONT'D)

BUILDING PERMITS

Construction Drawings Submitted
(Grading)

Fall 2018

CONSTRUCTION

Ground break

Fall 2018

Construction

Spring 2019