



Legislation Details (With Text)

File #: 22-349 **Version:** 1 **Name:** Ord. 2nd Reading, Shoreline
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In control: City Council
On agenda: 7/5/2022 **Final action:** 7/5/2022
Enactment date: **Enactment #:** Ord 2022-010

Title: Second Reading to Adopt Ordinance 2022-010 Approving a Development Agreement with Cal Coast Companies LLC, Inc. for the Private Elements of the Monarch Bay Shoreline Development (PLNs 21-0020, 21-0021, 22-0008). 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; Cal Coast Companies LLC, Inc. (Applicant) and City of San Leandro (Owner)

Sponsors: Tom Liao

Indexes:

Code sections:

Attachments: 1. Att A - Ord 2022-010 Shoreline Development Project, 2. Att A Exhibit A - Development Agreement Findings of Fact, 3. Att A Exhibit B - Development Agreement

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|----------|--------|
| 7/5/2022 | 1 | City Council | Approved | Pass |

Second Reading to Adopt Ordinance 2022-010 Approving a Development Agreement with Cal Coast Companies LLC, Inc. for the Private Elements of the Monarch Bay Shoreline Development (PLNs 21-0020, 21-0021, 22-0008). 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; Cal Coast Companies LLC, Inc. (Applicant) and City of San Leandro (Owner)

SUMMARY AND RECOMMENDATION

On June 21, 2022, the City Council:

1. Adopted Resolution No. 2022-085 approving the private elements of the Monarch Bay Shoreline Development, including a new 210-room hotel with attached restaurant, detached two-story restaurant/banquet facility, market/café, 285-unit multi-family apartment building, 144 detached single-family homes, 62 townhomes, and related site improvements.
2. Adopted Resolution No. 2022-086 approving and authorizing execution of a second amendment to the Purchase and Sale Agreement and Disposition and Development Agreement with Cal Coast Companies LLC, Inc.
3. Introduced Ordinance No. 2022-010 approving a Development Agreement with Cal-Coast Companies LLC, Inc.

The Development Agreement vests the planning entitlements for the private elements, further implements the terms agreed to in the Disposition and Development Agreement (DDA), and provides additional details related to the Developer and City obligations, particularly to construction and implementation of the Project.

A second reading is required to adopt Ordinance 2022-010, which would become effective 30 days

later on August 4, 2022.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), on July 20, 2015, the City Council adopted Resolution No. 2015-125 certifying an EIR entitled, "San Leandro Shoreline Development Project EIR (SCH # 2013072011)." In conjunction with the certification of the Certified EIR, a Mitigation Monitoring and Report Program (MMRP) was adopted for the Project.

A First Addendum to the 2015 Certified Final Environmental Impact Report for the updated San Leandro Shoreline Development Project was approved by the City Council on February 24, 2020. A Second Addendum analyzing Vesting Tentative Tract Map 8633 was adopted by the City Council on May 16, 2022. A Third Addendum was adopted by the City Council on June 21, 2022, which concluded that the proposed project would not result in any new significant impacts or substantially increase the severity of any significant impacts identified in the Certified EIR. No new information of substantial importance was identified, and no new mitigation measures would be necessary to reduce significant impacts.

RECOMMENDATION

Staff recommends that the City Council hold the second reading and adopt Ordinance 2022-010.

ATTACHMENT

Att A - Ordinance 2022-010
 Exhibit A Findings of Fact
 Exhibit B Development Agreement

PREPARED BY:
Avalon Schultz, AICP, Principal Planner
Community Development Department