



Legislation Details (With Text)

File #:	22-281	Version:	1	Name:	Shoreline Tract Map
Type:	Staff Report	Status:		Status:	Agenda Ready
		In control:		In control:	Planning Commission and Board of Zoning Adjustments
On agenda:	4/21/2022	Final action:			
Enactment date:		Enactment #:			
Title:	PLN22-0009; Consideration of a Vesting Tentative Tract Map to establish 7 parcels west of Monarch Bay Drive between Marina Boulevard and Fairway Drive that align with the planned Monarch Bay Shoreline public-private partnership on approximately 59-acres of the City-owned Shoreline Area. Current Assessor's Parcel Numbers: 079A 0590 001 07, 079A 0475 009 04, 079A 0590 006 00, 079A 0590 005 00, 079A 0590 002 00, 080G 0900 004 01, 080G 0900 001 08, 079A 0590 004 00, 079A 0590 002 00; Monarch Bay LLC (applicant) and City of San Leandro (property owner).				
Sponsors:	Tom Liao, Andrew Mogensen				
Indexes:					
Code sections:					
Attachments:	1. Table 1 PLN2022-009				

Date	Ver.	Action By	Action	Result
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PLN22-0009; Consideration of a Vesting Tentative Tract Map to establish 7 parcels west of Monarch Bay Drive between Marina Boulevard and Fairway Drive that align with the planned Monarch Bay Shoreline public-private partnership on approximately 59-acres of the City-owned Shoreline Area. Current Assessor's Parcel Numbers: 079A 0590 001 07, 079A 0475 009 04, 079A 0590 006 00, 079A 0590 005 00, 079A 0590 002 00, 080G 0900 004 01, 080G 0900 001 08, 079A 0590 004 00, 079A 0590 002 00; Monarch Bay LLC (applicant) and City of San Leandro (property owner).

SUMMARY AND RECOMMENDATION

Staff recommends that the Planning Commission 1) hold a public hearing and recommend approval to the City Council on the matter of PLN22-009 which includes a Vesting Tentative Tract Map (VTTM) 8633 to establish 7 parcels west of Monarch Bay Drive between Marina Boulevard and Fairway Drive that align with the planned Monarch Bay Shoreline public-private partnership on approximately 59 acres of the City-owned Shoreline Area; and 2) recommend the City Council determine that the proposed project was adequately analyzed pursuant to the California Environmental Quality Act (CEQA) by the Addendum to the Certified Final Environmental Impact Report.

Project Site

The Monarch Bay Shoreline area is bounded by Marina Blvd to the north, the San Francisco Bay to the west and Fairway Drive to the south. The proposed VTTM would affect approximately 59 acres of property owned by the City of San Leandro (City) -owned property identified as Alameda County Assessor's Parcel Numbers: 079A 0590 001 07, 079A 0475 009 04, 079A 0590 006 00, 079A 0590 005 00, 079A 0590 002 00, 080G 0900 004 01, 080G 0900 001 08, 079A 0590 004 00, 079A 0590 002 00.

After more than a decade of community outreach and planning for the future of the Shoreline area, on

February 24, 2020, the City Council approved General Plan and Zoning Map Amendments and approved and entered into a DDA with Cal Coast Companies LLC, Inc. for the Shoreline Development, that includes:

- New 210-room hotel with attached restaurant;
- Two-story restaurant /banquet facility;
- Up to 500 housing units;
- Market/café;
- Demolition within the Harbor Basin area and construction of a 9-acre community park on Mulford Point;
- New Mulford-Marina Branch library;
- Redesigned nine-hole golf course;
- Reconstruction of Monarch Bay Drive, including a Class I bike facility; and
- Related site improvements, including publicly accessible trails, landscaped areas, access drives, and parking lots throughout the project area.

Through the DDA, the City and Developer agreed to work diligently and in good faith toward appropriate planning entitlements for the private development components of the project and required that such entitlements be completed prior to sale or leasing of City properties.

PROPOSAL AND ANALYSIS

The reconfigured parcels, shown in Exhibit A, will enable the City to lease land to Cal-Coast as outlined in the DDA and associated Leases. The proposed VTTM would establish parcels as follows (Table 1, also attached):

New Parcel*	Purpose	Approximate Acreage
F	Horatio’s Restaurant (Existing - no changes)	0.36
G	Marina Inn (Existing - no changes)	2.11
H	Multi-Family Apartments	6.37
I	Hotel and Parking Areas for Hotel, Restaurants, and Adjacent Uses	5.85
J	Restaurant/Banquet Facility	0.96
K	Market/Café structure	0.23
L	Public Space areas; Parking, Harbor Basin, and public open space areas.	42.8

*Parcels A-E are located on the east side of Monarch Bay Drive and will mapped through a separate instrument.

The Tentative Map also modifies the right-of-way for Monarch Bay Drive based upon the requirements of the DDA to add Class I bike facilities and the planned roundabout between Mulford Point Drive and Marina Boulevard.

The proposed Tentative Map for City-owned land will assist the City in meeting it’s obligations under the DDA and leases for this public-private partnership project of community-wide significance.

The planning entitlements for the private elements of the Shoreline Development Project will be brought to the Planning Commission for recommendation to the City Council separately. No development is authorized pursuant to the Tentative Map approval, as noted in the Conditions of Approval.

Public outreach on the design of the public park and Bay Trail extension is anticipated to resume in the summer.

GENERAL PLAN CONFORMANCE

The project is consistent with the General Plan's goals, policies and objectives. The Tentative Map includes parcels with General Plan land use designations of Commercial Community District (Planned Development), Commercial Recreational District, Residential Multi-Family (22 DU/Acre) (Planned Development), and Residential Multi-Family (24 DU/Acre) (Planned Development). The purpose of these established land use designations is to provide for a mix of commercial, residential, and recreational activities in alignment with the proposed Shoreline Development. The pertinent General Plan goals, policies, and actions that apply to the Shoreline Development project include:

Goal LU-9. Reinforce the San Leandro Shoreline as a regional destination for dining, lodging, entertainment, and recreation, while creating a new waterfront neighborhood with housing, retail, and office uses.

Policy LU-9.1 Waterfront Enhancement. Enhance the San Leandro waterfront as a distinguished recreational shoreline and conservation area, with complementary activities that boost its appeal as a destination for San Leandro residents and visitors. Future development at the Shoreline should be compatible with the area's scenic and recreational qualities.

Policy LU-9.3. Public Amenities in Shoreline Development. Ensure that future development at the Shoreline includes complementary amenities that benefit San Leandro residents and current shoreline users, such as improved park space, restaurants, pedestrian and bicycle paths, and access to the Bay Trail.

Policy LU-9.4. Land Use Mix. Strive for a mix of land uses in the San Leandro Shoreline area that requires little or no City investment and results in a Shoreline that is financially self-supporting. Development should be phased in a manner that is consistent with this policy, and should maximize the extent to which commercial development funds public amenities and services.

CONCLUSION

In conclusion, staff is recommending that the Planning Commission adopt the draft resolution recommending approval of the proposed Vesting Tentative Tract Map to the City Council. VTTM 8633 is consistent with the General Plan and Shoreline Planned Development Concept Plan. The VTTM is also necessary to implement the DDA, which includes the provision of significant community benefits, housing, commercial development, and parks and open space at the Shoreline.

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.

An 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 (SCH # 2013072011).

Staff has reviewed the proposed Tentative Map and analyzed it based upon Section 15162 of the CEQA Guidelines. Pursuant to CEQA and the CEQA Guidelines, the City of San Leandro completed an Addendum (Exhibit B to the draft Resolution) to the San Leandro Shoreline Development Project Final Environmental Impact Report (EIR). The Addendum 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. No further environmental review is required for the proposed Tentative Map.

PUBLIC OUTREACH

To date, the redevelopment of the Shoreline site has been the subject of over 75 public meetings. Most recently, a work session on the Shoreline Development was held at the Planning Commission on March 3, 2022 and at the City Council on March 14, 2022.

This item was publicly noticed for the April 21, 2022 Planning Commission hearing, including a legal advertisement in the East Bay Times Daily Review newspaper, the posting of notices, and mailing notification to property owners within 500 feet of the subject property.

RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing and adopt a Resolution recommending that the City Council approve Vesting Tentative Tract Map 8633 to allow the subdivision of approximately 59 acres into seven lots in accordance with the DDA for the Shoreline Development and adopt an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) based on the attached findings in support of these actions.

ATTACHMENTS

Table 1 - Parcel Acreage

Attachments to Planning Commission Resolution

Exhibit A - Vesting Tentative Tract Map 8633
Exhibit B - CEQA Addendum
Exhibit C - Recommended Conditions of Approval

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