



## Legislation Details (With Text)

**File #:** 22-491      **Version:** 1      **Name:** Parcel Map 11312 - SR  
**Type:** Staff Report      **Status:** Agenda Ready  
**In control:** City Council  
**On agenda:** 9/6/2022      **Final action:** 9/6/2022  
**Enactment date:**      **Enactment #:** 2022-147  
**Title:** Adopt a Resolution to Approve Parcel Map 11312 for Assessor's Parcel Numbers 079A-0590-001-05 and 079A-0590-003-00; Owner, Subdivider and Applicant: City of San Leandro  
**Sponsors:** Sheila Marquises  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Att A - Reso 2022 - Parcel Map 11312, 2. Att B - City Engineer's Report, 3. Att C - City Planner's Report, 4. Att D - Parcel Map 11312

Date	Ver.	Action By	Action	Result
9/6/2022	1	City Council	Received and Filed	Pass

Adopt a Resolution to Approve Parcel Map 11312 for Assessor's Parcel Numbers 079A-0590-001-05 and 079A-0590-003-00; Owner, Subdivider and Applicant: City of San Leandro

### COUNCIL PRIORITY

- Housing and Homelessness
- Infrastructure
- Sustainability & Resiliency
- Fiscal Sustainability and Transparency
- Community & Business Development

### SUMMARY

BKF Engineers, on behalf of the City of San Leandro as the property owner, has submitted Parcel Map 11312 for City Council approval.

### RECOMMENDATIONS

Staff recommends that the City Council adopt a Resolution approving Parcel Map 11312, a four-lot subdivision of City owned lands at the northwest corner of Fairway Drive and Monarch Bay Drive.

### BACKGROUND

The subject property is City-owned land, approximately 39.48 acres in size, currently occupied by the Marina Golf Course, the Maintenance Facility and the Mulford-Marina Branch Library. To the north of the property is Marina Boulevard and residential properties, to the west of the property is Monarch Bay Drive and several shoreline commercial uses, to the south of the property is Fairway Drive and the Monarch Bay Golf Course, and to the east of the property is the Mulford Gardens neighborhood.

## Analysis

After more than a decade of community outreach and planning, on June 21, 2022, the City Council approved planning entitlements for the Monarch Bay Shoreline development, a public-private partnership between the City of San Leandro and Cal Coast Companies LLC, Inc. designed to fulfill the community's vision for a self-sustaining, high-quality, mixed-use development complemented by recreational amenities along the San Francisco Bay. Additionally, on June 21, 2022, the City Council approved a Development Agreement for the project and a Second Amendment to the Disposition and Development Agreement and Purchase and Sale Agreement related to the sale and development of the land currently owned by the City in the project area.

Parcel Map 11312 will subdivide the two City-owned parcels into four parcels. Parcel 1 will be sold to the shoreline developer, Cal Coast Companies LLC, Inc. for the eventual development of 144 detached single-family homes, 62 townhomes, and related site improvements. Parcels 2 & 3 encompass the locations of City-owned and maintained sanitary sewer and recycled water facilities. Parcel 4 contains the Mulford-Marina Branch Library, the Maintenance Facility, and the Marina Golf Course, which will be reconfigured as part of the Shoreline Development project.

## Current Agency Policies

Title VII, Chapter 1 of the San Leandro Municipal Code, and the Subdivision Map Act set forth the authority and procedure for processing parcel maps.

## Previous Actions

- On June 21, 2022, the City Council adopted Resolution No. 2022-085 approving the private elements of the Monarch Bay Shoreline Development
- On June 21, 2022, the City Council 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.

## Applicable General Plan Policies

- **Goal LU-3.** Provide housing opportunities and improve economic access to housing for all segments of the community
- **Policy LU-3.1 - Mix of Unit Types.** Encourage a mix of residential development types in the city, including single-family homes on a variety of lot sizes, as well as townhomes, row houses, live-work units, planned unit developments, garden apartments and medium to high density multi-family housing
- **Policy ED-5.2 - Housing Production.** Substantially increase the production of a variety of housing types meeting the needs of persons at all income levels
- **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 areas scenic and recreational qualities

- **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

### **Environmental Review**

Parcel Map 11312 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Subdivisions of Title 5, Chapter 1 of the San Leandro Administrative Code.

### **Board/Commission Review and Actions**

- On June 2, 2022, (continuation of May 19, 2022 meeting), the Planning Commission recommended approval of the private development elements of planning applications PLN21-0020, PLN21-0021, & PLN22-0008, to the City Council

### **Financial Impacts**

Sufficient funds are included in the Fiscal Year 2022-2023 General Fund budget for mapping and plan checking services:

- |  |                 |
|--|-----------------|
| • <u>General Fund-Engineering, Account 010-42-003:</u> | <u>\$20,000</u> |
| • Total  | \$20,000        |

This Council action will not impact fund balance because there are funds available in the FY2022-2023 adopted budget.

### **ATTACHMENTS**

**Attachment A:** Resolution of the City of San Leandro City Council to Approve Parcel Map 11312 for Assessor's Parcel Numbers 079A-0590-001-05 & 079A-0590-003-00

**Attachment B:** City Engineer's Report

**Attachment C:** City Planner's Report

**Attachment D:** Parcel Map 11312

**PREPARED BY:** Phillip Toste, Associate Engineer, Engineering and Transportation Department