



## Legislation Text

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**File #:** 22-729, **Version:** 1

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Adopt a Resolution to Acknowledge the Completion of Good Work and Approve the Ending of the Shoreline Advisory Group

### **COUNCIL PRIORITY**

- Fiscal Sustainability and Transparency
- Community Engagement and Outreach
- Community & Business Development

### **SUMMARY & RECOMMENDATION**

Staff recommends that the City Council adopt a Resolution to acknowledge the completion of good work and approve the ending of the Shoreline Advisory Group.

### **BACKGROUND**

The Shoreline Development is a public-private partnership between the City of San Leandro (City) and Cal Coast Companies LLC, Inc. (Developer) to fulfill the community's vision for a self-sustaining, high-quality, mixed-use development complemented by recreational amenities at the San Leandro Monarch Bay Shoreline Area bounded by Marina Blvd to the north, the San Francisco Bay to the west, and Fairway Drive to the south.

The Project elements include a new 210-room hotel, restaurant/banquet facility, market/retail space, 285-apartments, 144 detached single-family homes, 62 townhomes and related site improvements. Public improvements include demolition within the harbor basin, construction of a new community park, reconstruction of the Mulford-Marina branch library, redesigned 9-hole golf course, reconstruction of Monarch Bay, Mulford Point and Pescador Point Drives, and related site improvements including raising the site to mitigate against sea level rise. Attachment B provides an overview of the approved development and Attachment C provides additional background on the long-standing public-private partnership between the City and the Developer.

After more than a decade of community outreach and planning for the future of the Shoreline area, the City Council approved General Plan and Zoning Map Amendments and entered into a Disposition and Development Agreement (DDA) with the Developer for the Shoreline Development on February 24, 2020. The DDA, and its associated agreements, including a Purchase and Sale Agreement (PSA) and Ground Leases, outline key business terms, including the scope of development, schedule of performance, and Developer and City responsibilities.

On June 21, 2022, the City Council approved planning entitlements, a Second Amendment to the DDA and PSA as well as a Development Agreement for the Project. Planning entitlements included an Addendum to the San Leandro Shoreline Development Project EIR, and Planned Development Project and Site Plan Review for the private elements of the Project.

## **Analysis**

In 2008, the City Council approved the formation of the Shoreline Development Citizens Advisory Committee (Shoreline CAC) to advise the City Council and staff on the vision for the Shoreline development area. In 2011, it was determined that the Shoreline CAC had concluded its mission and the group was disbanded.

In 2012, an RFP process was completed and an Exclusive Negotiating Rights Agreement (ENRA) was established with Cal Coast Companies LLC, Inc (Cal Coast). At that time, the City Council Shoreline-Marina Committee approved a Shoreline Advisory Group to provide continuing community input to the City Council and staff on the comprehensive master plan for the Shoreline development area.

On June 4, 2012, the City Council approved and appointed members to the 21-person Shoreline Advisory Group, which would assist the City and Cal-Coast in refining the plans and studies for the Shoreline Development Project including the Harbor Basin Redevelopment, with an additional three members with design expertise selected later in 2012 to assist the group. The Shoreline Advisory Group met multiple times from 2012 to 2020 to provide input on the project, park and water basin scope and design, as well as the Environmental Impact Report.

The Shoreline Advisory Group's input was instrumental in informing and shaping the final scope of the Shoreline Development Project. With the approval of the Shoreline Disposition and Development Agreement in 2020, the scope of the Shoreline Development Project and the type and level of development was approved. Since this time, the Shoreline Advisory Group has been provided updates and invited to public meetings on the project.

The Group's input was also solicited at a series of public meetings for the Shoreline Park, including in 2017 and 2022, which design has been refined and submitted to the Design Review Committee of the Bay Coastal Design Commission (BCDC).

The sale and leasing of certain properties for private development by Cal Coast Development LLC, Inc. was finalized prior to December 31, 2022. Cal Coast now intends to proceed to continue planning for the Shoreline Development project in line with the approved entitlements and agreements, and the City of San Leandro intends to proceed to finalize plans and prepare for construction of the Shoreline Park, incorporating the community's input.

At this time, staff finds that the Shoreline Advisory Group has completed their charge to assist in refining the plans and studies for the Shoreline Development Project and Shoreline Park and such plans are now proceeding towards development. Members of the Shoreline Advisory Group who would like to continue to provide input on the project will be welcome and invited to attend any upcoming public meetings that may be held on the Shoreline Development Project and Shoreline Park.

As such, staff recommends that the Shoreline Advisory Group be ended at this time. Staff would like to thank and recognize the Shoreline Advisory Group members, many of whom have been involved in the project since 2008, for their ongoing dedication, input and support for the improvement of the San Leandro shoreline area for the benefit of the community.

### **Legal Analysis**

The proposed action and resolution was reviewed and approved by the City Attorney.

### **Financial Impacts**

There are no funds allocated or budgeted for the operation of the Shoreline Advisory Group. As such, there is no financial impact to this action.

### **ATTACHMENTS**

**Attachment A:** Resolution to acknowledge the completion of good work and approve the ending of the Shoreline Advisory Group

**Attachment B:** Shoreline Project Summary Presentation

**Attachment C:** Public Private Partnership Summary

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