Legislation Details (With Text)

File #:	20-102	**Version:** 1	**Name:**	2nd Reading Shoreline Zoning Map Amendment
Type:	Staff Report		**Status:**	Filed
			In control:	City Council
On agenda:	3/16/2020		**Final action:**	3/16/2020
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Title: Staff Report for Adoption of Ordinance No. 2020-001 approving a Zoning Map Amendment for the proposed 75-acre Shoreline Development Project initiated by Monarch Bay LLC, as applicant, and the City of San Leandro, as property owner (PLN19-0074)

Sponsors: Tom Liao

Indexes:

Code sections:

Attachments: 1. 2nd Reading Attachment 1 - Zoning Map Amendments

Date	Ver.	Action By	Action	Result
3/16/2020	1	City Council	Received and Filed	Pass

Staff Report for Adoption of Ordinance No. 2020-001 approving a Zoning Map Amendment for the proposed 75-acre Shoreline Development Project initiated by Monarch Bay LLC, as applicant, and the City of San Leandro, as property owner (PLN19-0074)

RECOMMENDATIONS

Staff recommends that the City Council adopt Ordinance No. 2020-001 approving a Zoning Map Amendment for the proposed 75-acre Shoreline Development Project initiated by Monarch Bay LLC, as applicant, and the City of San Leandro, as property owner. The City Council conducted a first reading and introduced the Ordinance at its February 24, 2020 special meeting. If adopted, the Ordinance would become effective in 30 days.

BACKGROUND AND SUMMARY

On February 24, 2020, the City Council adopted Resolution 2020-019 approving the Addendum to the Shoreline Development Project EIR (SCH # 2013072011), a General Plan Text Amendment, and General Plan Map Amendment for the 75-acre Monarch Bay Shoreline area. On February 24, the City Council also introduced Ordinance 2020-001, which approved a corresponding Zoning Map Amendment. Finally, the City Council adopted Resolution 2020-020 approving and authorizing execution of a Disposition and Development Agreement by and Between the City of San Leandro and Cal Coast Companies LLC, Inc.

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 amendments would affect approximately 75-acres of City-owned property identified as Alameda County 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.

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The General Plan Map and Zoning Map Amendments reflect the updated Shoreline Development Concept Plan, which includes:

- 220-room hotel with attached restaurant;
- 15,000 square foot two-story restaurant/banquet facility;
- 485 housing units;
- 3,000 square foot market/café;
- 9-acre community park on Mulford Point;
- New Mulford-Marina Branch library;
- Redesigned nine-hole golf course; and
- Related site improvements, including publicly accessible trails, landscaped areas, access drives, and parking lots throughout the project area.

As shown in Attachment 1, the proposed Zoning Map Amendment would reduce the Community Commercial (Planned Development) (CC(PD)) area west of Monarch Bay Drive from 38.2 acres to 16 acres. The Zoning Map Amendment would establish 15.5 acres of Commercial Recreation (CR) area west of Monarch Bay Drive to accommodate planned recreational areas, including a nine-acre community park on Mulford Point. Approximately 6.8 acres of land designated CC(PD) would be rezoned as Residential Multi-Family (24 dwellings per gross acre) (Planned Development) (RM-1800 (PD)) to accommodate the proposed apartment building. East of Monarch Bay Drive, the 29.5-acre Commercial Recreation (CR) area would be reduced to 23.1 acres to accommodate the redesigned 9 -hole golf course. The Residential Multi-Family (22 dwellings per gross acre) (Planned Development) RM-2000(PD) acreage east of Monarch Bay Drive would increase from 13.1 to 19.4 acres to accommodate the single-family/townhouse residential element. The proposed Zoning Map Amendment would also expand the existing PD Overlay Zone by approximately 6.3 acres.

The map amendments would become effective thirty days after the Ordinance is adopted by the City Council.

ATTACHMENT

Attachments to Staff Report
1. Proposed Zoning Map Amendments

Attachments to Ordinance
Exhibit A - Zoning Map Amendments (clean)
Exhibit B - Planned Development Concept Plan

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