



Legislation Details (With Text)

File #: 21-601 **Version:** 1 **Name:** CSG Shoreline Development Plan Check CSA SR
Type: Staff Report **Status:** Filed
In control: City Council
On agenda: 12/6/2021 **Final action:** 12/6/2021
Enactment date: **Enactment #:**

Title: Staff Report for a City of San Leandro City Council Resolution to Approve a Consulting Services Agreement with CSG Consultants, Inc. for Engineering Plan Checking Services for the San Leandro Shoreline Development for an Amount Not-to-Exceed \$78,689

Sponsors: Keith Cooke

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/6/2021	1	City Council	Received and Filed	Pass

Staff Report for a City of San Leandro City Council Resolution to Approve a Consulting Services Agreement with CSG Consultants, Inc. for Engineering Plan Checking Services for the San Leandro Shoreline Development for an Amount Not-to-Exceed \$78,689

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve and authorize the City Manager to execute a consulting services agreement with CSG Consultants, Inc. (CSG) that provides for plan checking services associated with the multiple Shoreline Development projects.

Staff recommends the following action:

- Approve a consulting services agreement with CSG for a not to exceed amount of \$78,689;

BACKGROUND

In the 1960's, San Leandro constructed a new marina on the shore of San Francisco Bay that included a harbor master's office, boat docks, a fueling station, parking lots, restrooms for the public and for boaters, and three restaurants: Blue Dolphin, El Torito, and Horatio's. A golf course was across the street and shortly thereafter an expanded golf course with driving range, Marina Park, and the Marina Inn were added to the neighborhood. While the San Leandro Marina operated successfully for more than thirty years, by the year 2000, the Blue Dolphin was vacant and the Army Corps of Engineers had reduced their dredging to just the shipping channel in the San Francisco Bay. Dredging from the harbor to the shipping channel, and in particular the disposal of the dredged material, proved to be prohibitively expensive for the City and the last dredging of the harbor was performed around 1997.

As the Marina silted in and the water became shallower and less navigable, the conversation

eventually turned to options for redevelopment of the area. The City solicited development proposals and in 2008, signed an exclusive negotiating agreement with Cal Coast Companies (Cal Coast) to redevelop the area. That same year, the City formed the Shoreline Citizens Advisory Committee (SCAC) to provide input and guide the design of the development. Over the next three years, dozens of public meetings were held and the community developed goals for the project. In 2012, the project scope was well defined, the SCAC was dissolved and a subgroup consisting of a portion of the original committee formed the Shoreline Advisory Group (SAG) to continue to provide input on the project. Cal Coast developed an initial plan in 2015 but subsequent conversations with the San Francisco Bay Conservation and Development Commission (BCDC) revealed that significant work would be required to protect proposed improvements against sea level rise, rendering the plan too expensive. Cal Coast developed a second plan in 2017 and after extensive negotiations, a Disposition and Development Agreement (DDA) that was executed in 2020 and which specifies that Cal Coast will purchase a portion of the 9-hole golf course for approximately 200 homes and will lease land for an apartment building consisting of approximately 285 units as well as for a hotel consisting of approximately 210 rooms. Cal Coast will also reconfigure the 9-hole golf course and build improvements to Monarch Bay Drive.

Analysis

In the coming months and years, various permit applications will be received for the Shoreline Development. This Development consists of several large projects, including, a commercial component with a hotel, restaurant and market; a multifamily residential building and approximately 200 single family homes. The project will also include significant public improvements along the shoreline and to Monarch Bay Drive. Each of these projects will have their own review process, requiring many hours of comprehensive review throughout the planning, building permit, and grading permit phases. Given the complex and time consuming nature of this project, a consultant dedicated to this project will allow the Engineering and Transportation Department's Land Use staff to manage this review process, continue to review other development applications and requests, while maintaining capacity during periods of staff vacancies.

Since 2017, CSG has performed engineering plan checking services for the Engineering and Transportation Department, as part of the on-call engineering and surveying contract we currently have. During this time, CSG has worked with the Engineering and Transportation Department on the Shoreline Development by attending project meetings and working with Engineering staff as the DDA with Cal Coast was negotiated and drafted. CSG has become familiar with the Shoreline Development and is currently assisting staff with the recently submitted planning applications for the development.

Without a separate consultant to handle the plan checks for the expansive Shoreline Development, processing times for engineering applications will be further extended as staff attempts to balance the reviews of the time-sensitive and complex applications for the Shoreline and the rest of the other applications that the Land Use division receives.

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure.
- Advance project and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation.

- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride.

Previous Actions

- On December 4, 2020, by Resolution No. 2020-129, City Council approved an agreement with CSG Consultants, Inc. for on-call civil engineering and land surveying consulting services for a period of two years.
- On April 20, 2020, by Resolution No. 2020-039, City Council rescinded Resolution 2020-020 and approved a DDA with Cal Coast Companies LLC, Inc. to develop the Shoreline area.
- On February 24, 2020, by Resolution No. 2020-020, City Council approved a DDA with Cal Coast Companies LLC, Inc.
- On February 24, 2020, by Resolution No. 2020-019, City Council adopted an addendum to an Environmental Impact Report (EIR) that includes the work of this project.
- On September 5, 2017, by Resolution No. 2017-115, City Council approved an agreement with CSG for on-call engineering and land surveying services for a period of three years.
- On July 20, 2015, by Resolution No. 2015-125, City Council certified an EIR that includes the work for this project.

Applicable General Plan Policies

- **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.

Fiscal Impacts

The cost of the proposed CSA with CSG Consulting, Inc. for the engineering plan check of the various Shoreline Development applications is \$78,689. This contract will be funded by the account balance in 210-57-114 and no additional appropriations will be required at this time.

Budget Authority

<u>Account No.</u>	<u>Source</u>	<u>FY/Approp. Date</u>	<u>Amount</u>
210-57-114	General Fund	FY 16-17	\$1,000,000

ATTACHMENT

Attachment to Related Legislative File

CSA - CSG Plan Check for Shoreline Development

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