



Legislation Details (With Text)

File #:	22-244	Version:	1	Name:	Shoreline Subdivision Map
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On agenda:	5/16/2022	Final action:	5/16/2022	Enactment #:	2022-083
Enactment date:					
Title:	Resolution Adopting an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) and Approving Vesting Tentative Tract Map 8633 (PLN22-0009) to Subdivide Approximately 59 Acres Located West of Monarch Bay Drive Between Marina Boulevard and Fairway Drive into Seven Parcels for the Shoreline Development; 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				
Indexes:					
Code sections:					
Attachments:	1. Att A Reso 2022- Shoreline Vesting Tentative Tract Map, 2. Ex A - VTTM 8633, 3. Ex B - Shoreline Second Addendum, 4. Ex C - Recommended Conditions of Approval, 5. Att B - Select Past Council Actions, 6. Presentation - CC Hearing Shoreline VTTM				

Date	Ver.	Action By	Action	Result
5/16/2022	1	City Council	Approved	Pass

Resolution Adopting an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) and Approving Vesting Tentative Tract Map 8633 (PLN22-0009) to Subdivide Approximately 59 Acres Located West of Monarch Bay Drive Between Marina Boulevard and Fairway Drive into Seven Parcels for the Shoreline Development; 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 RECOMMENDATIONS

Staff recommends that the City Council 1) hold a public hearing and approve PLN22-009 for 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 project on approximately 59 acres of the City-owned Shoreline Area; and 2) 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.

The Planning Commission held a public hearing on this item on April 21, 2022 and recommended approval to the City Council on a 5-0-1 vote (one absence and one vacancy).

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. (Developer) 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.

BACKGROUND

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):

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 be mapped through a separate instrument.

The Tentative Map also proposes modifications to the right-of-way for Monarch Bay Drive to

accommodate a roundabout between Mulford Point Drive and Marina Boulevard as required by the Shoreline Environmental Impact Report (EIR).

The proposed Tentative Map will assist the City in meeting its obligations under the DDA and will configure land for the leases. All land west of Monarch Bay Drive will remain under City ownership.

The planning entitlements for the private elements of the Shoreline Development Project will be brought to the Planning Commission and 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 this summer.

Previous Actions

See Attachment B for a list of prior Council Actions on the Shoreline public-private partnership project.

Applicable General Plan Policies

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 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.

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 reviewed the proposed Tentative Map and analyzed it pursuant to 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.

Board/Commission Review and Actions

The Planning Commission held a public hearing on this item on April 21, 2022 and recommended approval to the City Council on a 5-0-1 vote (one absence and one vacancy).

Summary of Public Outreach Efforts

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, 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.

Fiscal Impacts

There are no direct fiscal impacts as a result of the proposed Vesting Tentative Tract Map.

ATTACHMENTS

Attachment A - Resolution Adopting an Addendum to the San Leandro Shoreline Development Project EIR and Approving Vesting Tentative Tract Map 8633 (PLN22-0009)

Exhibit A - Vesting Tentative Tract Map 8633

Exhibit B - CEQA Addendum

Exhibit C - Recommended Conditions of Approval

Attachment B - Select Prior Council Actions Related to the Shoreline Development Project

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