

**CITY OF SAN LEANDRO**  
**CITY COUNCIL SHORELINE - MARINA COMMITTEE**

**July 7, 2008**  
**9:00 a.m. – 10:30 a.m.**

**San Leandro City Hall**  
**835 East 14th Street**  
**San Leandro, California**  
**Sister Cities Gallery Room**

**HIGHLIGHTS**

Committee Members: Mayor Santos, Councilmember Prola, Councilmember Starosciak

City staff present: City Manager Jermanis, Community Development Director Sims, Public Works Director Bakaldin, Facilities and Open Space Manager Pollart, Business Development Manager Battenberg, Planning Manager Livermore, Planner Penaranda.

Public present: Audrey Albers, Dan Alex, Oliver Campbell, Al Fernandez, Heidi Finberg, Alfred Frates, Nischit Hegde (Unite Here), Bo Johansen, Bob Leigh, Gerd Marggraff, Barry Luboviski (Building Trades), Linda Perry, Dale Reed, Andy Slivlea, Dan Walters

The meeting was called to order at 9:00 A.M.

**1. Discussion of Shoreline Development Citizen Advisory Committee (CAC) to Provide Public Input on the Development of an Economically Viable Plan for the 40-Acre Shoreline-Marina Opportunity Site**

Manager Battenberg reviewed a draft mission statement which clearly defines the responsibilities of the proposed Shoreline CAC and the selection process. The CAC will provide input to the City Council and development team on a comprehensive master plan for the Shoreline area. The master plan should address complementary amenities to users, connect the amenities with current shoreline uses, recognize the development value of the shoreline location, and address phasing of future developments. The mission statement should also include the provision that there should be little or no City investment and that development will result in a shoreline which is self-supporting. The selection process for the CAC will include extensive outreach efforts which include press releases, advertisements, notices on the City's website, and notices to various groups and City's Boards and Commissions.

The Shoreline CAC Selection Committee would be made up of: Mayor Santos, Councilmember Starosciak, Assistant City Manager Hollister and Manager Battenberg. Following a report out to the City Council on the Shoreline Committee's recommendation, CAC applications will be available and outreach is scheduled to begin on July 22 with

applications being due by August 29. The goal is for the CAC Selection Committee to bring its recommendations to the Shoreline Committee on September 23. The Shoreline Committee would then report out its recommendation to the City Council on October 6 and CAC meetings could begin as early as October 2008. Should the formation of the CAC or negotiation of the Exclusive Right to Negotiate Agreement be delayed, the CAC will likely not be activated until January 2009 due to the holiday season.

The Committee had questions regarding inclusion of labor representatives on the CAC, the involvement of the developer in the CAC, notification to the City family of the opportunity to participate, and the appropriate size and balance, as well as the structure and staffing of the CAC.

Manager Battenberg affirmed that labor is an important stakeholder and representatives are encouraged to apply.

There was consensus that the developer's involvement in the CAC is essential and that the developer will work closely with the CAC and the City Council. All CAC meetings will be open to the public and Town Hall meetings and Council work sessions will be scheduled at established milestones.

Planning Manager Livermore shared that the public participated in the TOD CAC during public comment period, that 27 members initially participated in the TOD CAC with 23 completing the 18 month process, that the staff worked with the consultant to prepare meeting agendas and staff prepared meeting minutes, and finally that the TOD CAC Chair and Vice-chair were selected by the Committee.

There was also agreement with the proposed mission statement, especially the provisions mentioning that there should be no cost to the City and that the Shoreline should be self-supporting.

### **Recommendation**

The Shoreline Committee recommended approval of the Shoreline Development Citizens Advisory Committee's mission statement, the proposed selection process and timeline.

## **2. Public Comments**

Barry Luboviski, Building Trades Council, stated that the objective of the CAC should be that one opinion or one idea should not overshadow other opinions or ideas; there should be a balance. He shared his opinion that the changes in national administration will bring about important and necessary local change. He urged the City to pursue grant opportunities.

Bob Leigh, Washington Manor Homeowners Association President, recommended that the CAC and the developer meet with the homeowners associations similar to the Marina High School developer meeting with the Washington Manor Homeowners Association prior to the development of the Marina High site.

Bo Johannson concurred with Councilmember Prola that the CAC should be a sizable number of persons. He did not believe 21 persons would be enough. He also expressed concern

about the effects that the shoreline development plan may have in requiring the widening of Marina Boulevard in front of the Mulford Gardens residences and the removal of the recently constructed improvements on Fairway Drive, leading to the Marina Park. Mayor Santos assured that these matters will all be looked at comprehensively in the master plan.

Nischit Hedge, Unite Here, recommended that more than one person from labor union representation should be included in the Shoreline CAC. Mayor Santos stated an appropriate balance is the goal of the Selection Committee and that he feels confident that a diverse balance of members can be assembled.

Barry Luboviski stated that the staff report regarding the creation of a Shoreline CAC was not available on the City's website and requested that future Shoreline – Marina Committee staff reports be posted on the website prior to the meetings. Manager Battenberg replied that Shoreline Committee agendas, reports and highlights are available on the City's website and from the Office of Business Development upon request. City Manager Jermanis stated that the request for reports to be posted along with the agenda, as opposed to the current practice of posting along with the highlights can be accommodated.

### **3. Committee Member Comments**

Councilmember Starosciak asked when will there be an opportunity to introduce the developer to the community and to meet with the developer. She acknowledged that the Building Trades and the Hospitality Unions concerns will be taken into consideration by the City.

Councilmember Prola asked for verification if City documents were available on-line. City Manager Jermanis replied affirmatively that documents relating to the Shoreline – Marina Committee meetings are and will continue to be posted on-line. He also stated that at a future meeting date there will be a City Council work session including the developer which will be followed up with an introduction to the community.

Councilmember Prola stated that it is important to complete the exclusive right to negotiate with the developer. He expressed his confidence in the selected developer. He reiterated that he prefers a larger group to make up the CAC rather than a smaller one. He would like to see the master plan done right so that the City won't have to repeat this exercise 10 years from now.

Mayor Santos recalled citizen advisory committees for Mulford Gardens and the Marina in 1957 and in the 1980s, and a charette focusing on the Marina in 1993.

### **4. Adjourn - The meeting adjourned at 9:55 A.M.**