

**MEETING #6**  
**CITY OF SAN LEANDRO**  
**SHORELINE DEVELOPMENT CITIZEN ADVISORY COMMITTEE**  
**(SHORELINE CAC)**

April 15, 2009  
7:00 p.m. – 9:00 p.m.  
Marina Inn, 68 Monarch Bay Drive, San Leandro

**M E E T I N G   N O T E S**

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Committee Members: Audrey Albers, Clinton Bolden, Victor Chen, Dave Clark, Michael Cook, John Dilsaver, Alfred Frates, Babs Freitas, Rezsine Gonzalez, Adrienne Granger, Jeff Houston, Rebecca Jewell, Kevin Jones, Susan Leiga, Robert Leigh, Matt Maloon, Rene Mendieta, Kent Myers (Chairperson), Michael Nolan, Carole Rinaldi, Caryl Ann Symons, Lee Thomas, Ronnie Turner, Dan Walters.

Absent: Marie Chiu, Diana Cin, Peggy Hynd Combs (Vice Chair), Tom Fitzsimons, Marilyn Fong, Bob Haynes, Jr., Tina Kuang, Gil Raposo, Victoria Robles.

Consultants present: Ed Miller, Cal-Coast Development.

City staff present: Principal Engineer Keith Cooke, Senior Transportation Engineer Reh-Lin Chen, Development Planner Tim Ricard, Business Development Manager Cynthia Battenberg, Senior Development Project Specialist Elmer Penaranda.

Public present: Robert Fox (Recreation and Parks Commissioner), Dave Johnson (Chamber of Commerce), Meriam Reynosa (Senator Corbett's Office), Audrey Velasquez (Marina Inn).

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**I. Call to Order**

Chairperson Myers called the meeting to order at 7:00 pm. Mr. Penaranda conducted a silent roll call of the Shoreline CAC based upon the name tents that the members picked up or did not pick up at the front door of the meeting room.

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**II. CAC Business**

**A. Traffic Circulation and Access.** Engineers Cooke and Chen gave a powerpoint presentation which gave an overview of traffic and transportation so the Shoreline CAC members understand the complexity of issues. The presentation included the principles of traffic circulation and access, street hierarchy, trip generation rates,

intersection capacity and Level of Service (LOS) descriptions, and a brief how-to-site-plan for vehicles, pedestrians, bicycles, and parking areas.

Discussion ensued regarding the following:

- LOS can be alleviated by adding vehicle lanes (this increases capacity).
- A standard full-size parking space measures nine feet wide by 18.5 feet in depth; 24 feet is required for the back-up aisle.
- Marina Boulevard in the shoreline vicinity does not have bike lanes.
- Although they have not been painted yet, bike lanes are planned for Doolittle Drive.
- Fairway Drive has bike lanes, except on the overcross.

Chairperson Myers announced that the next two items would be taken out of order. Item C. Development of a Site Plan would be discussed prior to Item B. Examples of Site Plans.

**C. Development of a Site Plan.** Development Planners Ricard and Penaranda gave a presentation to demonstrate one process that could be used to create a site plan. Other approaches could also be used. The following is a summary of the thought and planning process used for their site plan.

- First, become familiar with the site and identify the prime development areas.
- Remember to maintain access to the shoreline.
- The proposed site plan attempted to implement past studies and recommendations from the general public and consultants. The plan included a conference center with lodging, banquet facilities and restaurant; professional office buildings; multi-family residential adjacent to the golf course; more dining; boat rentals, sales and lessons; boat storage facility; and yacht club.
- The purpose of the offices would be to populate the shoreline area during the day and provide users for the conference center and restaurants; the residential development will add to the nighttime population keeping the area lively in the evenings.
- The lodging would support the golf-course and possibly accommodate golfers for a weekend tournament.
- The plan should be comprehensive and connect proposed development and uses to the existing development and amenities.
- The plan tried to take into account meeting the minimum parking requirements listed in the Zoning Code.

**B. Examples of a Site Plan.** Developer Miller presented various site plan solutions for developments along waterfronts in California. He recommended that the groups, for the site planning project, imagine the project area as a clean and new site for development. Think about what would make the shoreline a destination place for people. He proceeded to show slides of waterfronts developed with mixed-use

projects, commercial/retail projects, and high-tech campus-settings (i.e., Cisco, Google, Oracle). He also discussed that development could cantilever over the water and modern geometric architecture could be design features that make the future shoreline development unique and the destination that the City is trying to plan for. He recommended that the groups think outside the box and not be limited by current road configurations and other perceived constraints.

Discussion ensued regarding the following:

- What amount area would be needed for a campus? *Approximately 100,000 square feet (2.25 acres).*
- Multi-story buildings can benefit the development by providing wind-blocks to courtyards and outdoor dining or seating areas.
- Modern architecture, instead of traditional architecture (i.e., Nautical-themed, Mission-style) can attract technology users needing a campus site.
- Parking can be hidden within buildings for improved aesthetics.

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### III. Public Comments

Robert Fox asked that one the groups for the site planning exercise explore the possibility of the shoreline being sold to East Bay Regional Park District.

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## II. CAC Business (continued)

**D. Break out into Groups.** Manager Battenberg announced the three groups:

Group 1	Group 2	Group 3
Diana Cin	Audrey Albers	Marie Chiu
Dave Clark (Analyst)	Clinton Bolden	Tom Fitzsimmons (Analyst)
Mike Cook	Victor Chen	Marilyn Fong
John Dilsaver	Peggy Combs	Adrienne Granger
Al Frates	Babs Freitas	Kevin Jones
Rezsín Gonzalez	Bob Haynes, Jr.	Tina Kuang
Bob Leigh	Jeff Houston	Matt Maloon
Michael Nolan	Rebecca Jewell (Organizer)	Rene Mendieta
Victoria Robles	Susan Leiga	Kent Myers
Caryl Ann Symons (Organizer)	Gil Raposo	Carole Rinaldi (Organizer)
Ronnie Turner	Dan Walters (Analyst)	Lee Thomas

The groups were provided:

- Development criteria for various types of restaurants and hotels.
- Development guidelines with a point rating system for different types of uses and estimated fiscal impact.

- The purpose of the material is to assist the groups in launching their site planning project.

In addition, all three groups were provided base maps, drafting supplies, and binders including all documents that have been distributed to date, plus:

- Cal-Coast Development presentation to the City.
- Connections Plan.
- ESA's Opportunities and Constraints Analysis
- Godbe's Revenue Measure Feasibility Survey
- Notes from 2007 Town Hall meetings regarding the City's Shoreline Area.
- Photos and research notes about other harbors and marinas.
- Information regarding existing coverage of water.
- Parking requirements (Excerpts from the Zoning Code).

**E. Next Meeting Date.** Manager Battenberg announced that the next Shoreline Development CAC meeting date will be June 17, 2009. However before that meeting where the proposed site plans will be shared; there will be two Town Hall meetings for the groups to attend, May 20 and 28, 2009.

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**Chairperson Myers adjourned the meeting at 9:10 p.m.**