

MEETING #7
CITY OF SAN LEANDRO
SHORELINE DEVELOPMENT CITIZEN ADVISORY COMMITTEE
(SHORELINE CAC)

June 17, 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

Committee Members: Audrey Albers, Clinton Bolden, Victor Chen, Marie Chiu, Diana Cin, Dave Clark, Peggy Hynd Combs (Vice Chair), Michael Cook, John Dilsaver, Tom Fitzsimons, Marilyn Fong, Babs Freitas, Rezsing Gonzalez, Adrienne Granger, Jeff Houston, Rebecca Jewell, Kevin Jones, Tina Kuang, Robert Leigh, Matt Maloon, Rene Mendieta, Kent Myers (Chairperson), Michael Nolan, Gil Raposo, Carole Rinaldi, Victoria Robles, Caryl Ann Symons, Lee Thomas, Dan Walters.

Absent: Alfred Frates, Bob Haynes, Jr., Susan Leiga, Ronnie Turner.

Consultants present: Gianni Vitale, Cal-Coast Development.

City staff present: City Manager Steve Hollister, Principal Engineer Keith Cooke, Senior Transportation Engineer Reh-Lin Chen, Community Development Director Luke Sims, Planning Manager Kathleen Livermore, Business Development Manager Cynthia Battenberg, Senior Development Specialist Elmer Penaranda.

Public present: Bobby Carash, Gene Eaton, Dave Johnson (Chamber of Commerce), Lisa Richardson, Audrey Velasquez (Marina Inn), Councilmember Jim Prola.

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. Manger Battenberg introduced City staff and Councilmember Prola who were present.

II. CAC Business

A. Group Sharing of Conceptual Ideas, including questions and answer period.

Group 1 – Caryl Ann Symons (Organizer), Dave Clark (Analyst). Dave Clark gave a presentation including the following:

- The overview of the proposed concept is that all of the elements are to work together.
- A hotel/ conference center is intended to bring people to the restaurants.
- Recreational activities will bring patrons to casual dining and shops.
- The Development Opportunity Area was divided into 14 subareas.
- Area 1 at Mulford Point would be strengthened as a historic point of interest.
- Area 2 just slightly north of Area 1 could be developed with a yacht club, a new Harbor Master's office, museum and a business for sailing lessons.
- Area 3, along the westerly edge of the dike, would be landscaped including public access to the bay, its view, and possibly some small parking areas if they were necessary for the new restaurants.
- Area 4, the former Blue Dolphin site, would be developed with a restaurant and banquet facility for 400 persons or more. The development could also include a night club similar to the Blue Dolphin.
- Area 4.5, the north edge of Mulford Point Drive and west of El Torito, could facilitate a farmers market and additional parking to support the new uses.
- Area 5, the south edge of Mulford Point Drive, could be developed with mixed use development including, two-story small commercial/retail, restaurants, recreation oriented shops, and a medium sized office space.
- Area 6, north of Horatio's, would be a new location for a new El Torito restaurant building.
- Area 7, the existing El Torito site and undeveloped area to the north of the restaurant, would be redeveloped as the large commercial component which could include, Habitot, a day spa, and laser tag games.
- Area 8, the northern most edge of the opportunity site, would be devoted to park area and open space which could include bocce ball, horseshoe pits, and a small amphitheater/event space.
- Area 9, between the easterly edge of the Monarch Bay Drive and the westerly edge of the golf course, would be developed with 150 residential townhouse units. The residents would support the various new businesses.
- Areas 10 and 11 would maintain the existing Horatio's and San Leandro Marina Inn, respectively.
- Area 12, the former boat works site, would accommodate a new conference center, including 200 rooms, 15,000 square foot conference space and 225 seat restaurant.
- Area 13, near the Spinnaker Yacht Club, would be used for new high-end individual concept restaurants such as Pan Pacific (premium casual), two-story sports bar, tapas, beer and wine bar (Saddlerack), and a café.
- Area 14, adjacent to the boat launch ramp, would be designated for boat and kayak rental shop, small café/delicatessen, bait shop and bike rentals.
- Using the land use and estimated fiscal impact scoring system provided by staff and the developer, the proposed concept totaled 69 points. Staff estimated this proposal to include between 377,000 to 409,000 square feet of new building area (this proposal did not include a parking structure).

After the presentation discussion ensued regarding the following:

- Was the required amount of parking considered? *No. Parking was presumed to be included adjacent to the areas that were to be developed.*
- It was clarified that Habitot is a nonprofit, educational and interactive business for young children and parents that would not be operated by City staff. It was also clarified that the intent of the laser tag was to include children in an older age group. It was Group 1's intent to try to include amenities and uses for the whole family. Bocce ball was proposed because that is a popular activity for seniors.

Group 2 – Rebecca Jewell (Organizer), Dan Walters (Analyst). Rebecca Jewell gave a presentation including the following:

- The focal point on the proposed concept was an island-structure in the center of the existing boat harbor with spoke-like features to provide walking access to the center area.
- The group's conceptual idea was not to have an intense business presence.
- There would be plenty of paths for walking and linking the amenities.
- A high-quality, Zagat's rated restaurant would be located at Mulford Point and would partner with the proposed conference center.
- The conference center would include 200 hotel rooms and use existing parking areas. It would be approximately located at the former Blue Dolphin site.
- The restaurants and conference center would be a regional draw.
- There would be a floating restaurant inside the harbor such as re-use of a former watercraft for a restaurant.
- A wide open outdoor area labeled as '*Plaza*' adjacent to the inner harbor would be designated for farmers markets and small musical concerts. This would be intended to be flexible space for community use (there would be no seating).
- Adjacent to the Plaza would be multi-story (maximum three-story) mixed use building with restaurants, café (coffee bar) on the ground floor and offices on the upper floors and a collection of retail shops.
- Across Monarch Bay Drive on the easterly side and adjacent to the golf course would be artist lofts; no specific number of units were specified. Special attention would need to be given in its design to create a connection to the Plaza and shops across the street.
- South of the retail shops and adjacent to the Plaza would be a five-story parking garage for visitors where the top of the structure would be a living-roof accessible to visitors to enjoy the various views.
- The parking structure would have to be designed so that it is architecturally interesting. At the ground floor there should be a map and information kiosk and retail shops which could include bicycle rentals.
- The parking structure would be a natural place for friends and family to meet each other when visiting the shoreline area.

- The proposed plan would retain Horatio's, the Marina Inn, boat launch with related parking area and a yacht club at the current location.
- An interpretive center and office park for one or two users would be located adjacent to the boat launch.
- A kayaking shop and café would be located adjacent to the west side of the yacht club.
- The proposed plan was intended for users of all ages and to improve the economy of the City. The group intended not to maximize its score using the land use and estimated fiscal impact point system but to keep the future development viable. The proposal was estimated to score in the 20-45 range. Staff estimated this proposal to include between 411,000 to 474,000 square feet of new building area (including a five-story parking structure).

After the presentation discussion ensued regarding the following:

- Did the hotel include dining? *Yes, there would be room service and catering for a banquet facility for 200-300 persons.*
- It was clarified that the restaurant boat could be the re-use of a former ferry boat.
- It was stressed that the Plaza and mixed-use areas would be the center of activity.
- Monarch Bay roadway would be re-routed to accommodate the Plaza – the civic center of the design concept.
- It was clarified that there was no specific design of the central element and the spokes leading to it in the harbor. The various elements could be elevated to allow small boat traffic beneath.

Group 3 – Carole Rinaldi (Organizer), Tom Fitzsimons (Analyst). Tom Fitzsimons gave a presentation including the following:

- The Monarch Bay roadway would be adjusted in a westerly direction to bow the roadway and create a larger development area on the easterly edge adjacent to the golf course.
- That area would accommodate a full service hotel including 200 rooms, six-stories where the top floor would be a banquet facility. There would also be approximately 600 parking spaces.
- The northwesterly point of the site (former boat launch, north of El Torito) would have an 8,000 square foot two-story restaurant with 160 parking spaces.
- South of the restaurant, the El Torito building would be removed and the water front developed with various small mixed-use (flexible space) buildings. The cumulative floor area of these buildings would be 8,000 square feet.
- Westerly on the north side of North Dike Road would be a series of small restaurant buildings (restaurant row) expected to be premium casual with outdoor seating to take advantage of the bay view. The building foot prints would be approximately 3,000 square feet; the cumulative maximum floor area of the restaurant row buildings would be about 12,000 square feet.

- The south side of North Dike Road would be an open-air event space (approximately 6,000 square feet). This would be an opportunity to create excitement with community activities citing downtown Pleasanton as an example.
- The northerly point of the North Dike Road would be an ideal location for a large high-end restaurant having approximately 8,000 square feet and 160 parking spaces.
- The area between the high-end restaurant and Mulford Point would be green space (open space) and related vehicle circulation and parking for the restaurant uses if necessary.
- Mulford Point would be another location for a restaurant and entertainment having 8,000 square feet and 225 parking spaces.
- Another hotel was sited at the existing Marina Inn site. The proposed hotel would be larger than the existing one; it would be 92,000 square feet and include 125 parking spaces.
- The former boat works site would be earmarked as a large recreational opportunity for interactive uses (for example a place where canoers and kayakers can stage before entering the water).
- The westerly edge of the recreation area would be guest docks for boaters visiting from other harbors.
- A new harbor master's office building would be constructed on the north side of South Dike Road.
- Pedestrian and bicycle paths were planned along Monarch Bay Drive for a north-south connection from Marina Boulevard to Fairway Drive and the entire waterfront edge throughout the development area (for a scenic trail). These pathways would connect the entire development so that visitors could experience the whole development.
- The proposal was intended to be a cohesive development plan that maintained solar access for all development and uses and maintained the views of the bay.
- Using the land use and estimated fiscal impact point system, the proposal scored 28 points. The proposal included 392,000 square feet of floor area with an estimated parking requirement of 1,606 spaces. Staff estimated this proposal to include between 436,000 to 486,000 square feet of new building area (including a parking structure between two- to four-stories).

After the presentation discussion ensued regarding the following:

- How tall would the northerly most restaurant building be? *It would be approximately 34 feet tall; not much taller than that.*
- It was clarified that the proposed plan did include removal of Horatio's and El Torito.
- The group agreed that the northerly areas of the shoreline area were ideal for restaurant-retail opportunities.
- Would the memorial for two lost submarines in World War II at Mulford Point be preserved? *Yes; there was no intention to remove the memorial.*

B. Next Meeting Date. Manager Battenberg announced that the next Shoreline Development CAC meeting date is scheduled for July 15, 2009.

III. Public Comments

There were no public comments given.

Manager Battenberg thanked the Shoreline CAC groups for their effort, time and quality of their vision for the future of the shoreline.

Chairperson Myers adjourned the meeting at 8:10 p.m.