

MEETING #9
CITY OF SAN LEANDRO
SHORELINE DEVELOPMENT CITIZEN ADVISORY COMMITTEE
(SHORELINE CAC)

September 16, 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, Victor Chen, Marie Chiu, Diana Cin, Dave Clark, Michael Cook, John Dilsaver, Tom Fitzsimons, Marilyn Fong, Alfred Frates, Rezsine Gonzalez, Adrienne Granger, Kevin Jones, Tina Kuang, Susan Leiga, Matt Maloon, Rene Mendieta, Kent Myers (Chairperson), Michael Nolan, Gil Raposo, Carole Rinaldi, Lee Thomas, Ronnie Turner, Dan Walters.

Absent: Clinton Bolden, Peggy Hynd Combs (Vice Chair), Babs Freitas, Bob Haynes, Jr., Jeff Houston, Rebecca Jewell, Robert Leigh, Victoria Robles, Caryl Ann Symons.

Consultants: Ed Miller, Cal-Coast Development; Dan Withee, Withee Malcolm Architects.

City staff: Interim Assistant City Manager Jacqui Diaz, Business Development Manager Cynthia Battenberg, Senior Development Specialist Elmer Penaranda.

Public present: Darlene Hayes, Nischit Hedge, Kathe Frates, Dave Johnson (Chamber of Commerce), Errold Moody, Terry Walsh, Kim and Randy Wyatt, Audrey Velasquez (Marina Inn), Miriam Reynosa (Senator Corbett's Office), 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. It was also noted that the meeting on November 18, 2009 had a conflict with a City event that evening and could result in the rescheduling of the meeting to another time or its cancelation.

II. CAC Business

A. Conceptual Master Plan which includes input received from the CAC groups; presentation by Ed Miller, Developer, and Dan Withee, architect, including question and answer period

Mr. Miller and Mr. Withee gave a powerpoint presentation showing three conceptual ideas for the future of the shoreline area for discussion. The ideas included input received from the CAC groups and is summarized as follows.

In All Three Conceptual Plans

- The number of boat slips was reduced.
- The Monarch Bay Drive roadway was slightly realigned in a westerly direction to create greater buildable width to the parcel on the east side of the road, adjacent to the golf course.
- The northerly entry to the shoreline area on Marina Boulevard and Monarch Bay Drive would be enhanced with multi-family residential development.
- The land mass around the basin is narrowed by proposed buildings which cantilever over or are built over the water on piers (pilings).
- A café, boat rental shop and a 40,000 square foot office building located at the former Boat Works site adjacent to the existing boat ramp.
- The existing Marina Inn Hotel and Horatio's Restaurant remain.

Discussion Plan 1

- This design was the least intensive of the three.
- New housing and mixed-use development was proposed at the northerly entry into the shoreline area, to make the entry to the proposed hotel conference center and the shoreline more attractive.
- A community park for public gatherings with a small amphitheater was proposed at the southwest corner of the intersection of Monarch Bay Drive and North Dike Road.
- A restaurant was proposed for Mulford Point; it could also include a night club; the new building could be designed to have an iconic tower element.
- A 70,000 square foot office building would be located on the east side of West Dike Road, just north of the aforementioned restaurant.
- A hotel conference center in this plan would be located at the former Blue Dolphin site.
- In summary, the plan has a sprawling appearance and there remains some disconnect between the proposed amenities.

Discussion Plan 2

- This design was at an intensity between Discussion Plan 1 (the least intense) and Discussion Plan 3 (the most intense); it is a hybrid, containing components from both Discussion Plans.

- The hotel conference center was centrally located on the plan and included a small beach.
- The proposed office component would be 350,000 square feet of office space in a campus setting on the inside of the North Dike and West Dike Roads. The office campus could have up to three buildings (with a similar architectural design concept in Discussion Plan 3).
- Pedestrian bridges (the unique feature in this plan) over the existing harbor area connect the hotel, office and southerly edge to each other, in addition to a 15 to 20 foot promenade along the entire perimeter.
- New housing was proposed at the northerly entry into the shoreline area, to make the drive to a proposed hotel conference center and the shoreline more attractive.
- A cultural center was proposed for Mulford Point; a new restaurant on the outside elbow across from the former Blue Dolphin site; a community park for public gatherings with a small amphitheater was proposed at Pescador Point.
- In summary, this plan was not as intense as Discussion Plan 3 and had the best pedestrian/bicycle connection of the three plans.

Discussion Plan 3

- This design was the most intensive of the three.
- This concept included 450,000 square feet of office space in a campus setting on the inside of the North Dike and West Dike Roads. The office campus could have up to four buildings. (The design of the office buildings would include a parking structure within the center of the building; the architecture of the buildings would wrap around the parking structure and conceal the levels of cars).
- The hotel conference center would be located north of the offices along the bay, on the El Torito and former boat launch site. (This location would enhance the Marina Boulevard entry to the shoreline with its presence and the hotel would take advantage of an unobstructed and panoramic view of the San Francisco Bay).
- Multi-family residential was proposed on the east side of Monarch Bay Drive, across the street from the hotel conference center.
- A cultural center was proposed for Mulford Point and a new restaurant on the outside elbow across from the former Blue Dolphin site.
- A community park for public gatherings with a small amphitheater was proposed at Pescador Point.
- A 15 to 20 foot promenade along the entire perimeter of the area would connect the new amenities and new development on the proposed plan.
- In summary, this plan was more concentrated with new development and included larger buildings.

Discussion, including questions and answers, between the Shoreline CAC, Mr. Miller and Mr. Withee ensued (comments from the CAC are non-italic; comments from Mr. Miller and Mr. Withee are in *italic*).

- What was the proposed linear footage (length) of the boat slips shown on the plans? *They are shown conceptually on the proposed plans. They will likely be what the market dictates and what the dredged area can physically accommodate.*
- Are the proposed multi-story office buildings and hotel conference center subject to Bay Conservation Development Commission (BCDC) review, including shadow and solar access analysis? Are multi-story buildings possible in the development team's opinion? *The proposed plans were for discussion and study by the CAC, only. The multi-story buildings were meant to be low profile and not taller than three-stories. These low profile buildings are possible to develop.*
- *The pedestrian bridge in Discussion Plan 2 brings the proposed development and uses together which otherwise would be separated from one another by a large body of water.*
- *The appropriate new hotel size for the shoreline area is approximately 175 to 225 rooms. This additional hotel would need new office development to support it. Analysis has shown that a 250 to 300 room hotel would not be viable.*
- *The hotel conference center in the central location in Plan 2 is preferred since it would have plenty of interesting views from every side of the proposed building.*
- Would the two lagoons on Plan 2 be used for any activity? *They are intended to be passive. The one lagoon adjacent to the hotel would have a sand beach for sunning, volleyball or weddings.*
- Small row boats or paddle boats were recommended as an activity for the lagoons.
- The proposed multi-family residential would require amendments to the General Plan, its Land Use element, and Zoning Code to consider housing in the plan.
- *Housing and offices are good uses to have near each other since residents are present in the evenings to deter vandalism and theft. Residents and their visitors can use the parking for the offices when they are closed in the evenings and weekends.*
- *Residential development at the Marina Boulevard entry to the shoreline would be an upgrade to the existing entry which is largely an unused expansive asphalt parking lot.*
- What is the basis for the office buildings? *An office campus needs 200,000 to 300,000 square feet to attract a good company and to create a campus environment (perhaps a computer/high-tech company). The proposed sizes in Plans 2 and 3 make it attractive and more likely to recruit a potential company.*
- *Plan 1 has the least amount of risk in investment and development. However there is nothing special about the plan –it's not an exciting plan. It would not have a Class A tenant. This plan also lacked continuity.*
- Manager Battenberg interjected that Clifbar Corporation outgrew its previous location and wanted to relocate a few years ago, and ended up in Alameda because the City could not offer a large enough office setting with amenities for its relocation. The shoreline was the type of environment Clifbar was looking for.

- What amenities are in the proposed plans to attract residents from the North Area, Bay-O-Vista, etc.? *Amenities included places to park and walk, hike, run or bike. The boat ramp would be retained. Boat rentals would be made available. There would be restaurants for lunch or dinner. The plans include public spaces for events, music, farmers markets, etc. All of this would be in addition to Marina Park, a large highly used regional park.*
- Suppose one large company cannot occupy the proposed office campus, could the office buildings be developed for use by multiple tenants? *Yes, by phasing the project it would be possible to construct the project for multiple tenants.*
- Manager Battenberg cited that the Creekside Office development at Davis Street and San Leandro Boulevard is an example of a phased project including three buildings and multiple tenants, and of similar size.
- It was stated that there is demand for 40 to 50 lineal foot boat slips; there is no demand for 25 to 30 lineal foot slips, thus those would likely remain vacant.
- Would the residential units be for sale or for rent? *They could be for sale condominium units on a long term ground lease. Irvine Ranch was cited as an example of ownership condominiums on a long term ground lease.*
- Which of the three Discussion Plans would be the most financially feasible to move forward? *Plans 2 and 3 would generate the most revenue, thus these are more likely to be self sustaining developments.*
- How many stories are the Oracle towers and how much floor area do those office buildings have in comparison to the ones proposed in Plans 2 and 3? *The Oracle towers are 10-stories tall and have approximately 300,000 square feet of floor area per tower. The proposed office buildings on Plans 2 and 3 would not exceed 120,000 square feet in floor area nor exceed three-stories in height.*
- *It was clarified that any proposed buildings that appear to span out over the water would be constructed on piles. The Bay would not be filled in for construction.*
- If one of the proposed plans were adopted what is the expected timeline for the review process? *At least two years if the public review were to occur smoothly without any complications. This included environmental review, General Plan Amendments, Rezoning, and all of the required public hearings.*
- How about activities for teenagers/youths? *There are numerous activities especially inexpensive ones such as rollerblading, biking, hiking, or walking around listening to music.*
- Would the sand beach adjacent to the hotel be open to the public? *The beach area is meant to be an aesthetic element for the hotel.*
- Are there enough restaurants proposed on the plans? *There appears to be enough restaurants in the proposed plans. There would be one in the hotel, one at the northwesterly point, a casual dining place near the boat launch ramp and potential for small cafes on the ground floor of the office buildings. In addition, Horatio's would also be retained in the proposed plan, and the Monarch Bay Golf Club has a cafe.*

- Will there be greater detail provided in future plans? *Yes, these plans are just conceptual site plans for discussion. As greater consensus is derived from the CAC, the plans will include more detail such as the specific design of the buildings, walkways, outdoor furniture, etc.*
- How would the development be phased? *The first phase would likely include the street-system, outdoor amenities and the various walkway connections. The second phase would be hotel conference center and the restaurant. The third would be one or two of the office buildings.*
- What is the potential for retail development on the site? Manager Battenberg explained retail developers determined that the shoreline area is not a strong retail location. She also reminded the CAC that the City is not looking at development to be a money-maker, but instead a self-sustaining development project.

B. Next Meeting Date. The next Shoreline Development CAC meeting date is scheduled for October 21, 2009.

III. Public Comments

- The proposed office buildings would employ at least 1,000 people. Access by employees to the shoreline area should be carefully considered and planned as well as the traffic impact of new development. *The public review process would require environmental analysis and studies specifying adequate traffic access to the new shoreline development.*
 - It was recommended that the future master plan be coordinated with the golf course and that the viability of the nine hole executive course for development be considered. The master plan and the golf course should be consistent with one another.
 - How many residential units are being considered at the northerly entryway to the shoreline? *Approximately 80 to 90 units.*
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Chairperson Myers adjourned the meeting at 8:30 p.m.