

**MEETING #1**  
**CITY OF SAN LEANDRO**  
**SHORELINE DEVELOPMENT CITIZEN ADVISORY COMMITTEE**  
**(SHORELINE CAC)**

December 3, 2008  
7:00 p.m. – 9:00 p.m.  
Marina Inn, 68 Monarch Bay Drive, San Leandro

**MEETING NOTES**

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

Consultants present: Ed Miller, Giann Vitale, Amy Moritt, Cal-Coast Development; Eric Ewoldt, Ewoldt International.

City staff present: Interim City Manager Steve Hollister, Public Works Director Mike Bakaldin, Business Development Manager Cynthia Battenberg, Senior Development Project Specialist Elmer Penaranda.

Public present: Madeleine Budnick, Ray Davis, Robert Engelhard, Al Fernandez, Kathe Frates, Michelle Haynes, Dave Johnson, Janet Palma, Mary Ann Perras, Meriam Reynosa (Senator Corbett's Office), Leroy Smith, Lee Thomas, Rocky Trujillo, Mayor Tony Santos, Council members Jim Prola and Diana Souza.

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**I. Welcome**

**A. Welcome.** Mayor Santos welcomed everyone present and called the meeting to order at 7:00 p.m. City Manager Hollister and Development Manager Battenberg introduced City staff.

**B. Meeting Purpose and Agenda Overview.** Manager Battenberg explained that although the City's Shoreline includes 1,800 acres of public land, the area to be master planned is approximately 40 acres. She then reviewed the mission

statement of the Shoreline Development Citizens Advisory Committee (Shoreline CAC) which includes the following:

- Developing amenities that will appeal to most people,
- Incorporating and connecting the current amenities with future ones,
- Recognizing how desirable the shoreline area is and taking advantage of its regional placement, including proximity to the Oakland Airport,
- Developing a master plan that requires little or no City investment and creates a shoreline area that is self-sustaining.

**C. Introductions.** The Shoreline CAC members introduced themselves. The membership includes a wide variety of ages, backgrounds, experiences and interests. The group includes teens, parents with young children, long-time residents, newer residents of the city, business owners, retired persons, developers, builders, designers, boaters, hikers, bikers, and dog walkers. The majority appreciate the views of the bay from the shoreline, the location along the water and the expansive open space.

Ed Miller, Cal-Coast Development, introduced his staff, Mr. Vitale and Ms. Moritt, and Mr. Ewoldt, who has expertise in hotel development. Mr. Miller stated that he and his team are looking forward to the community involvement and working with the Shoreline CAC to develop a master plan. He has a background in redevelopment and experience in developing joint public and private projects after input and involvement from the community.

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## II. CAC Business

**A. Establishment of Rules of Decorum.** There was discussion to establish rules for the meetings. The recommended rules include the following:

- No cell phones; cell phones should be turned off or set on *silent* during the meetings
- One speaker at a time
- Start the meetings on time
- Respect others speaking and respect their opinions
- No side conversations
- It is okay to disagree
- Comments should be made to and through the chairperson. In general, Robert's Rules will be followed.
- Chairperson may set time limits for comments and/or discussions as appropriate

**B. Sharing of Shoreline Vision.** The Shoreline CAC members shared their development ideas, which included the following:

- Strong consideration should be given to the shoreline birds and the wetlands

- Family-oriented activities, such as adventure activities, should be included
- Enrich recreational activities, such as sailing and hiking
- Drive-in movie theater
- Retreat for the business community
- Convention Center, another hotel, banquet and event space
- Hotels and retail shops
- Must be self-sustaining
- Major restaurant
- Coordinate and take advantage of the Kaiser development
- Family-oriented water related activities, such as kayaking
- Dragonboat racing
- Link regional waterways
- Consider placement of the future shops and the types of businesses
- Synergy with current uses
- Consider access, safety, public transit, walking trails and bike lanes
- Everything should be *walkable* and linked
- Interpretive Center-Nature Center
- Emphasize location – destination-place
- Prevent traffic problems
- Keep the waterfront accessible and free of visual obstructions
- Need daytime and evening activities
- High end shops – capture some of the San Francisco business
- Revenue generating plan
- Spinnaker Yacht Club
- Boaters like other recreational activities, too...such as biking, kite flying, hiking, etc.
- Boats will need more dredging
- Shoreline should provide amenities to San Leandro residents and well as appeal to the greater region

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### III. Public Comments

Because the meeting was running long and it was nearing 9:00 p.m., public comments were taken out of order. The public shared the following:

Madeleine Budnick, San Leandro resident, shared that the Shoreline area would be an ideal place for children's interactive programs such as *Habitot Children's Museum* which is looking to relocate from its Berkeley location. It would be a cultural destination serving children and their families.

Rocky Trujillo, also a San Leandro resident, shared his opinions that greenspace and views should be preserved, dry-storage for boats could generate revenue, the channel should be dredged to the boat launch ramp, there may be a benefit to reducing the

number of berths and lengthened the slips, and affordability is an important aspect for a youth aquatic facility.

Dave Johnson, CEO of the Chamber of Commerce, introduced himself and shared his enthusiasm for the development project and that the Shoreline is a valuable asset to the business community.

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## **II. Return to CAC Business after public comments**

**C. Election of Officers** (Chair and Vice-Chair) Manager Battenberg will serve as Committee Secretary and City staff will take meeting notes and include the notes, along with the meeting agenda and reports on the City's website.

The following nominations were made for the election of the Chairperson and the Vice-Chairperson of the Shoreline CAC: Mr. Myers; Mr. Cook; and Ms. Combs. The individual receiving the most votes will serve as Chairperson and the individual receiving the second most votes will serve as Vice-Chairperson. The result of the vote was as follows:

**Mr. Myers was elected as Chairperson and Ms. Combs was elected as Vice-Chairperson.**

**D. Tentative Meeting Dates** Manager Battenberg announced that the next meeting will be a walking site visit of the Shoreline Area on Saturday, January 10, 2009 starting at 10:00 a.m. Rain or shine, meeting at in the parking lot North of the El Torito restaurant. Lunch will be served at El Torito's for the Shoreline CAC members after the field trip (around noon).

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**The meeting adjourned at 9:30 p.m.**