

CITY OF SAN LEANDRO
CITY COUNCIL SHORELINE - MARINA COMMITTEE

January 26, 2010
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, Vice-Mayor Starosciak

City staff present: City Manager Hollister, Community Development Director Sims, Engineering Director Udemzue, Public Works Director Bakaldin, Facilities and Open Space Manager Pollart, Business Development Manager Battenberg, Senior Development Specialist Penaranda

Public present: Michael Cook, Al Fernandez, Bob Leigh

The meeting was called to order at 9:00 a.m. The Committee agreed to take the agenda items out of order.

3. Update on the Shoreline Development Citizens Advisory Committee (Shoreline CAC)

Manager Battenberg explained that during the current break in Shoreline CAC meetings staff and Cal-Coast, using Cal-Coast's Discussion Plan 2, are researching how the following elements inform the design: traffic, bay coverage, and coordination with the golf course. She provided the following update.

- The Engineering and Transportation Department's preliminary analysis found that the surrounding streets could handle the additional traffic generated by Discussion Plan 2. E&T Staff is now evaluating the impact of the additional trips on the surrounding intersections with particular attention to the Marina Boulevard/Merced intersection.
- The Bay Conservation Development Commission (BCDC) staff had concerns regarding the amount of coverage of the basin by the proposed hotel and conference center and office buildings and indicated that they may consider an incidental amount of coverage for a restaurant, but not office or hotel. City Manager Hollister stated that the current BCDC administration and interpretation of water front development are different from the previous administration of two years ago. A BCDC representative is planning to attend the Shoreline CAC's February 17th meeting to share their findings.
- Discussions with American Golf Corporation (ACG), the operator of the City owned golf courses, included the potential for a Country Club on site as well as their amenability to reconfiguration of the nine hole, Monarch Bay executive golf course. The nine hole

course is situated on 40 acres, and in general 23 acres is adequate for a nine hole course. John Harbottle, renowned golf course architect and original designer of the course, has been working on reconfiguration options for the executive course which would allow additional development while retaining a quality course, open space and protection of the Monarch butterflies.

The Committee expressed concern regarding the reconfiguration of the executive golf course and its impact on open space, the butterflies as well as the amount of housing. Manager Battenberg clarified that these matters were being taken into consideration. The Committee recommended that David Sams, contract golf course manager, be included in discussions for his expertise in golf course amenities and Manager Battenberg reported that Dave Sams is the City's main contact with AGC and the golf course architect.

Manager Battenberg stated that Cal-Coast will continue to work with the Shoreline CAC, BCDC, AGC and other interested parties in order to develop a comprehensive plan(s) for the area.

Vice-Mayor Starosciak stated that it appears that the October pause has opened more issues and that more time will be needed to resolve them. She applauded the efforts to date.

The Committee asked that greater analysis on traffic impacts be taken especially with the higher intensity of uses that will be considered in the new master plan. Three intersections must be thoroughly studied – Marina/Merced, Marina/Aurora, and Fairway/Aurora. Manager Battenberg affirmed that there will be more traffic analysis. Director Udemezue added that greater queue analysis at intersections will be performed.

1. Update on Dredging

Director Udemezue reported that dredging was completed in December 2009 and 90,000 cubic yards of dredged material was removed. He stated that the material needs to decant and transportation and disposal of the material is scheduled for summer of 2011; it will have a cost of \$1.8 million.

The Committee asked if the Army Corp dredged around the fueling area. Director Udemezue replied that the contractor considered removing some of the siltation however the dredging permit did not cover that area thus dredging was not done near the fueling station.

Director Bakaldin stated that the plan in the future is to remove the fueling station, however the costs of removal are prohibitive; as long as the fueling area is not failing it will continue to operate.

To meet the objective of the City to maintain a small boat facility, dredging would be scheduled every four years. The estimated amount of material that would be dredged every four years would be approximately 40,000 cubic yards.

2. Update on the Iron Ranger Boat Launch Fee Program

Manager Pollart gave an update that the boat launch fee implemented in July 2009. The City expects to receive \$12,500 by the end of the fiscal year, slightly more than the \$10,000 revenue

projection. Effective January 2010, the City is issuing citations to boaters who do not pay the fee. Overall, she reported, the program is working well.

The Committee commended Mr. Fernandez on his help in informing the boaters about the launching fee.

Councilmember Prola stated residents and non-residents pay a daily permit fee of \$10 and an annual permit fee of \$100. He recommended that a two-tiered fee be considered for the annual permit so that perhaps a non-resident permit would be \$150 and a resident permit would remain at \$100.

4. Public Comments

Mike Cook, Shoreline CAC member, felt that Cal Coast ignored the Shoreline CAC's recommendations. He stated that Cal-Coast's plans were different from the CAC's - the office buildings were large and covered the bay water. The boat harbor was redesigned and reduced to 200 slips. He believed there was decision making without input from the Shoreline CAC.

Mayor Santos stated that the Shoreline CAC is an important part of the master plan process. The 33 member's input was taken into consideration. There is still a long way to go with the process and lots of various agencies and jurisdictions to be heard from before a plan is agreed upon.

Manager Battenberg stated that the CAC's plans had many ideas and elements that Cal-Coast incorporated into the discussion plans. She also shared that a survey was distributed to the CAC for their feedback about the process so far. Approximately 10 of the 33 members responded to date.

Bob Leigh, Shoreline CAC member, asked what type of housing was being considered for the nine hole golf course. Manager Battenberg replied that it was still too early and nothing yet has been prepared on plans.

Mr. Leigh asked what Shoreline uses would generate revenue for the City. Mayor Santos replied that they must be amenities that will make it self sufficient. The City has expended general funds for the shoreline and marina for the last 50 years which have not been recovered. Manager Battenberg added that development is not intended to generate revenue for the City, but to cover development, infrastructure and maintenance costs. She added that office development is required to provide customers and users of the hotel/conference center.

Mr. Leigh asked if open space is lost at the golf course due to development, can it be made up elsewhere. Manager Battenberg replied that the likely area developed would be negligible in the overall size of the City's open space along the bay which comprises approximately 1,800 acres.

Al Fernandez stated that some boaters left the San Leandro shoreline due to the mud. Their electronic equipment is attached to the bottom of the boat and the shallow depth of the mud damages them. He expressed concern with housing in the proposed master plan and cited parking and enforcement problems at Heron Bay. The plans did not include adequate parking for shoreline access now there are problems with on-street parking and enforcement. He stated that residents from Dublin and Pleasanton come to enjoy the City's shoreline and open space;

convenient and unobstructed bay access must be maintained for visitors. He cited Ballena Bay in Alameda. The residential development has obstructed bay access to what was once convenient open space for the general public.

5. Committee Member Comments

Councilmember Prola stated that he was not opposed to housing; however was concerned about losing open space. He recalled the involved planning and review process for Heron Bay. The project was scaled down from approximately 2,770 dwelling units to 700 units.

Vice-Mayor Starosciak stated that it is good to receive Shoreline CAC update since she cannot make all meetings. She informed staff that two of the three Youth Advisory Committee (YAC) members had vacated the YAC and asked that City Council review the mission, purpose and goals for the shoreline. Perhaps housing policy must be further discussed. Further discussion regarding Kaiser, transportation, traffic and the shoreline must be conducted. There needs to be a link between BART, Kaiser and the shoreline.

Mayor Santos stated that the whole city must be involved in the planning for the shoreline as the area is an amenity for all, not just the surrounding neighborhoods.

6. Adjourn - The meeting adjourned at 10:28 a.m.