

**MEETING #12**  
**CITY OF SAN LEANDRO**  
**SHORELINE DEVELOPMENT CITIZEN ADVISORY COMMITTEE**  
**(SHORELINE CAC)**

June 16, 2010  
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, Marie Chiu, Diana Cin, Dave Clark, Michael Cook, John Dilsaver, Tom Fitzsimons, Marilyn Fong, Alfred Frates, Babs Freitas, Rezsine Gonzalez, Adrienne Granger, Jeff Houston, Susan Leiga, Robert Leigh, Matt Maloon, Kent Myers (Chairperson), Michael Nolan, Gil Raposo, Carole Rinaldi, Victoria Robles, Caryl Ann Symons, Lee Thomas, Ronnie Turner, Dan Walters.

Absent: Victor Chen, Peggy Hynd Combs (Vice Chair), Bob Haynes, Rebecca Jewell, Jr., Kevin Jones, Tina Kuang, Rene Mendieta.

Consultants: Ed Miller, Cal-Coast Development.

City staff: Public Works Director Michael Bakaldin, Business Development Manager Cynthia Battenberg, Facilities and Open Space Manager Debbie Pollart, Senior Development Specialist Elmer Penaranda.

Public present: Miles Bullock, David Foster, Robert Fox, Michael Fox, Darlene Hayes, Sandra Headley, Dave Johnson (Chamber of Commerce), Allison Modifer, Steve Modifer, Michelle Segelke, Kuldip Sethi, Miriam Reynosa (Senator Corbett's Office), Councilmember Jim Prola, Vice Mayor Ursula Reed.

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**I. Call to Order**

Chairperson Myers called the meeting to order at 7:00 p.m. 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. Overview of the Shoreline Enterprise Fund**

Public Works Director Bakaldin gave a powerpoint presentation which provided an overview of the Shoreline Enterprise Fund and the Shoreline Fund Debt. The Enterprise Fund is divided into three sections: Golf Course; Harbor Operations; and Shoreline Operations. The figures reported were from Fiscal Years 2005-06 through the estimated FY 2010-11.

1. Golf Course. The course is operated by American Golf Corporation (AGC). A majority of the revenues is rent from ACG. Although the golf course operates with a net income, revenues are estimated to be less than the peak FY 2008-09.
2. Harbor Operations. The harbor continues to operate at a net loss every year. Revenues include berth rentals, fuel sales, and utility charges. Expenditures include operations, internal service charges, and debt service.
3. Shoreline Operations. The shoreline concessions had net income FY 2005-06 through FY 2008-09. Estimated FY 2009-10 and 10-11 has the shoreline operating at a net loss. Revenues include rents and concessions from the hotel and restaurants, and transient occupancy tax from the hotel. Expenditures include operations, internal service charges and promotions (advertising).
4. The estimated cash balance FY 2010-11 is \$189,000 which is an inadequate amount to sustain the three operations which includes a dredge disposal expenditure of approximately \$2.5 million. The required deadline for the disposal is by October 2011 however a one year extension can be obtained to October 2012.
5. Shoreline Fund Debt. There are outstanding loan amounts to CalBoat and the General Fund.
6. The CalBoat Loans were mainly for concrete docks and some miscellaneous expenses. There is a \$2.6 million balance; the original amount of the loans was \$4.5 million.
7. The General Fund Loans were used for the golf course construction and dredging. There is approximately \$7.5 million balance remaining; the original amount of the loans was approximately \$9 million.
8. The total shoreline debt is \$10.1 million.

The existing shoreline operations cannot generate enough revenue to support capital improvements, debt service, and dredging.

## **B. Discussion of the proposed scope of the Basin Alternatives Study**

Facilities and Open Space Manager Pollart gave a powerpoint presentation which provided the proposed scope of the Basin Alternative Study (inner harbor area). The study is to make specific assumptions, scope and a timeline.

1. Assumptions. Funding is not available for future dredging. Motorized boating is not precluded as a future use. At a minimum the study should consider vessels with low-drafts. The boat launch is to remain viable for as long as possible. Future uses of the basin shall be aesthetically attractive to the public and fit in the existing and planned shoreline area uses. The alternatives should provide public access to water-related activities.
2. Scope. Develop a minimum of five re-use options. Provide two to three conceptual design concepts considering, basin hydrology, area biological habitats, permitting and regulatory opportunities and constraints, and potential recreational opportunities. Provide financial projections (capital costs, long-term costs, revenues generated) and a phasing/timing schedule for the basin alternatives that are proposed.

3. Timeline. Requests for Proposals (RFP) will be issued July 30, 2010. Proposals will be due August 20, 2010. After evaluating proposals, interview potential consultants the week of September 7, 2010. Identify a preferred consultant mid-September. Enter into an agreement with consultant early October. Draft study with alternatives completed mid-January 2011. Final study with concepts late February 2011.

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

- What is the cost of the study? *That has not yet been determined; it is expected to be approximately \$50,000-\$60,000. Cal-Coast has verbally agreed to pay for one-half of it.*
- The study should include a cost analysis to keep the harbor operating so the alternatives have a comparison basis.
- Explore the alternative of having the inner basin as a lagoon. The City of Berkeley has lagoon along its shoreline.
- The study should include financial recommendations such as the value of recycling or reusing the docks. Staff concurred and verified that there is value for the concrete docks for their reuse elsewhere.
- Will one alternative be a study to restore the marina so that it is fully operable? *Staff replied no. The City already has that information.*
- The City should obtain Redwood City's financial reports for its recent dredging of its marina.
- Day use docks should be considered in the alternative study so that boaters from elsewhere can visit the shoreline area.

### **C. Review and comment on Discussion Plan 6, May 2010**

Mr. Miller presented Discussion Plan 6 for review and comments. The plan included input received from the CAC, staff and BCDC and is summarized as follows.

- A promenade runs along the perimeter of the waterfront's edge with seating areas. It links all of the proposed uses. There will be community park areas at Mulford and Pescador Points. In addition there will be vehicle parking immediately adjacent to the shore's edge for viewing of the bay for anyone including disabled persons that have restricted mobility.
- A hotel/conference center is at the north westerly point and two restaurants over the water along the westerly edge.
- The office campus would be situated at the northerly portion of the site, which includes a series of office buildings with a parking structure in the middle.
- Different types of residential products are included along the easterly edge of Monarch Bay Drive, within the existing executive golf course, the golf course corporation yard and adjacent Mulford Branch Library.
- A new Library/Community Center is planned for Monarch Bay Drive across the street from the Marina Inn.

- Horatio's Restaurant and the Marina Inn would be retained in the proposed plan. The El Torito site and former northerly boat launch would be the development site for the office campus.
- A boat and bike rental space, retail and small office space is identified near the existing boat launch.
- In order to continue planning for the development of the site, Cal-Coast needs to know what the City's plans are for the inner harbor.

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

- How does this plan comply with BCDC requirements? *The proposed development over the water is minimized. There is continual public access and views along the shoreline and are all conveniently open to the public. There are plenty of public spaces.*
- There was concern about the long distance that connects amenities between Mulford Point and Pescador Point. The study should consider a connection/link across the mouth of the inner harbor to connect Mulford to Pescador. *It was cited that BCDC, pending an acceptable design, would consider a bridge at the mouth of the harbor. The height of the bridge however would be problematic if sailboats and other crafts were still going to be permitted inside the inner basin.*
- Would the sea level rising be considered for the proposed plan? Staff affirmed that the future plan would be required to take into consideration a 16-inch sea level increase for the year 2050 and a 50-inch sea level increase for the year 2100.
- The master plan should have a consistent landscaping and pedestrian improvements throughout the shoreline area including the new development and the areas to be retained such as Horatio's and the Marina Inn.
- How tall will the parking structure be, within the center of the office buildings? *Three-stories; the same height and no taller than the office buildings.*
- The Library/Community Building should be moved north, adjacent to the south end of the proposed residences and closer to the proposed retail buildings on the west side of Monarch Bay Drive and North Dike Road. This could improve its presence and make it more of a focal point.
- Could the hotel/conference center be located on both sides of the mouth of the inner basin with a bridge connecting the two points? *The bridge would likely have to be three-stories high – it would be very costly to maintain a bridge.*
- Member Albers stated that she felt none of the three groups recommended so much office space in their proposed plans. Her understanding was that the groups and the general public would like to retain open space and public uses – not offices for the future master plan. Staff interjected that the general public and the CAC's discussions have had a consensus to bring back the Blue Dolphin's amenities such as banquet facilities, restaurant, and small club with live entertainment on occasion. The developer has explained to the CAC and the public that a restaurant and banquet facility needs a concentration of people to support it; thus office development.

- It was cited that the conceptual plan proposed by Group 2 included office development. Pure recreation uses could not sustain a new hotel/conference center and banquet facilities.
- It was motioned by Member Walters and seconded by Member Cook that Discussion Plan 6 reflects the general recommendation of the Shoreline CAC. The motion carried 25 ayes, one noe (Albers).
- The Library/Community Building, the green spaces and community parks was well received. The parking fields on the west and north edge preserve views outward into the bay. Sight lines are better compared to some of the previous concepts.
- Why are the office buildings not wrapped around the parking structure? *The office component is a different product in this concept. The revised design creates more green landscaped spaces around the office site plan thereby creating a campus-like setting.*
- Manager Battenberg stated that the developer and the golf course architect took into consideration some of the Shoreline CAC member's comments on the Monarch Bay Configuration Design Concept A and made modifications to improve the course which resulted in less developable space.

#### **D. Next Meeting Date.**

The next Shoreline Development CAC meeting date is scheduled for September 15, 2010 (possibly October). The plan is to discuss design and architecture. Concepts for the harbor basin identified in the Basin Alternative Study will also be brought to the CAC for discussion and input in December 2010 or January 2011. A final meeting or two is tentatively planned for Spring 2011 to incorporate the basin plans into a master plan for the Shoreline.

Manager Battenberg shared that the CAC's input has been invaluable and that she appreciates the many hours CAC members have spent to date becoming experts on the shoreline. CAC input will likely be requested following adoption of a master plan as many more steps are necessary prior to implementation and their input will assist in implementing the plan.

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### **III. Public Comments.**

Allison Modifer stated that she enjoys the marina and that is one reason she lives in the immediate area. The marina and its boats are what are appealing to the shoreline.

Sandra Headley, Fairway Drive resident, stated that parking spaces for visitors to view sunsets and airplanes are a good idea especially if it is too cold to walk out to the promenade to enjoy the views. She recommended that vehicular circulation and traffic be studied carefully.

Robert Fox, requested that the City consider a solar farm (solar power) for the shoreline area – a green option. It would generate revenue for the City without having to develop commercial or office uses at the shoreline.

Steve Modifer asked how the vehicle parking would work on the proposed concept. Mr. Miller replied that there would be no gates or guards. The parking would be open to the general public for convenient access to the offices and restaurants.

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**Chairperson Myers adjourned the meeting at 8:41 p.m.**