



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

We help the people of Emeryville develop and realize their vision for the built environment.

DATE: June 1, 2014

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Director of Planning and Building 

SUBJECT: **PROGRESS REPORT – MAY 2014**

HIGHLIGHTS OF THE MONTH

The City Council held a special budget workshop on May 27 and heard presentations on the proposed fiscal year 2014-15 and 2015-16 budgets for all departments, including the proposal to merge the Planning and Building, and Economic Development and Housing departments into a new Community Development Department. A decision on the budget will be made on June 3.

The Planning Commission held a special meeting on May 17 for a retreat/bus tour of four family-friendly affordable housing projects in Berkeley and Oakland.

A community meeting was held on May 29 to hear residents' ideas for a redesigned and expanded Christie Avenue Park, which is a requirement of the Marketplace Redevelopment Project Planned Unit Development.

Options developed by the Emeryville-Berkeley-Oakland Transit Study (EBOTS) were reviewed at three community workshops on May 8, 10, and 13 in the three cities, and by the Emery Go-Round board of directors, Transportation Committee, and Planning Commission. Handouts were distributed at the Emeryville Chamber of Commerce Expo, and an on-line survey drew 500 responses. A City Council study session is scheduled for June 17.

A public review draft of the new Housing Element was completed and posted on the City website.

Over 1,800 building inspections were conducted in May, the highest monthly total on record, surpassing the previous record from June 2013 by almost 50%.

On May 1 the California Department of Finance released its 2014 population estimates; according to the state, Emeryville's "official" population, as of January 1, 2014, is 10,491.

May was Bike to Work month and once again we participated in the Team Bike Challenge. "Team Emeryville" placed first of ten Bay Area cities and 48th out of 216 Bay Area companies.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The City Council held two regular meetings on May 6 and 20 and a special meeting on May 27. The following items were considered at these meetings:

May 6

Affordable Housing. The Council approved a proclamation recognizing the week of May 9-18 as “Affordable Housing Week”, and adopted the 2014 housing affordability table.

Josh Simon Recognized. The City Council passed a resolution recognizing Josh Simon for his work in affordable housing, on the Housing Committee, on the Emery Unified School Board, and in producing the Avalon senior housing project in Emeryville.

48th Street Community Garden. The City Council, acting as Successor Agency, approved the Implementation Agreement with Emeryville Community Organic Gardens (ECOG) and their subcontractors for installation of site improvements at the 48th Street Community Garden.

May 20

Christie Avenue Bike Path. The Council approved the conceptual plan for the Bay Trail bicycle and pedestrian improvements along Christie Avenue between Powell and Shellmound Streets.

3706 San Pablo Avenue. The Council approved an Exclusive Right to Negotiate Agreement with EAH Housing, Inc. for an 86-unit affordable housing project at 3706 San Pablo Avenue. EAH will now prepare a planning application which is expected to be submitted in the fall.

May 27

Budget Workshop. The Council held a special meeting to review the proposed operating budget for fiscal years 2014-15 and 2015-16. One of the key proposals is to combine the Economic Development and Housing Department with the Planning and Building Department to create a new Community Development Department. With the retirement of Economic Development and Housing Director Helen Bean, the Economic Development and Housing staff has already been folded in as a division of the Planning and Building Department since May 5. The Council had a few questions but was generally supportive of the proposal.

PLANNING COMMISSION

The Planning Commission held two meetings in May: a special meeting/retreat on May 17 and the regular meeting on May 22. The following items were considered at these meetings:

May 17

On its May 17 bus tour/retreat, the Planning Commission visited four family-friendly affordable housing projects in Berkeley and Oakland, generating ideas for the family friendly housing

design guidelines. Two of the projects are by Resources for Community Development (RCD), and two are by the East Bay Asian Local Development Council (EBALDC). They included:

- Oxford Plaza, 2220 Oxford Street, Berkeley (RCD)
- Fox Courts, 550 18th St./555 19th St., Oakland (RCD)
- Hismen Hin-Nu Terrace, 2555 International Blvd., Oakland (EBALDC)
- Drasnin Manor, 2530 International Blvd., Oakland (EBALDC)

At the end of the tour, the Commission stopped for lunch and discussion at a restaurant in Fruitvale Village, a transit-oriented development at the Fruitvale BART station developed by the Unity Council that includes 47 rental housing units, of which 10 are affordable to low-income households.

May 22

Bay Street Easement Relocation. The Commission unanimously approved a modification to a recorded Final Subdivision Map (Tract Map No. 7661) to relocate the easement for the Bay Street Extension north of Christie Avenue 13 feet to the east to better align with Bay Street south of Christie.

Pain & Rehabilitation Consultants' Management Group Parking Lot Rezoning and General Plan Amendment. The Commission approved a proposal to rezone the proposed Pain & Rehabilitation Consultants' Management Group (PRC) parking lot parcel at the northwest corner of Stanford Avenue and Doyle Street from PO Park/Open Space to MUR Mixed Use with Residential, and a General Plan Amendment to redesignate the surrounding City-owned property from Mixed Use with Residential to Park/Open Space. Staff had recommended adding a Maximum Residential Density designation of 50/60 units per acre to the PRC parcel to match the adjacent Parkside Apartments parcel; however, the Commission lowered this to 20/35 units per acre. The Commission also voted to lower the height limit on both properties from 30/55 feet to 30 feet/No Bonus. These recommendations would have been forwarded to the City Council for their consideration; however, it was subsequently realized that staff had inadvertently failed to provide the required mail notification to surrounding property owners. Therefore, the item will be brought back to the Commission's June 26 meeting to be reconsidered, and will then be forwarded to the City Council for consideration on July 1.

Emeryville-Berkeley-Oakland Transit Study. The Commission held a study session to review options for improving transit in Emeryville, West Berkeley and West Oakland, including potential AC Transit route extensions, connectors linking to BART stations, mode for connectors (bus type or streetcar), desired transit features such as service frequency and stop amenities, and funding. The Commission recommended combining a north-south route between West Berkeley and West Oakland via Hollis Street with a C-shaped route between the Ashby and MacArthur BART stations via Shellmound Street. The Commission also recommended working with Oakland, Berkeley, Albany and El Cerrito; and using paid parking to fund service.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its May 5 meeting the BPAC continued to discuss Bike to Work Day logistics and received an update on the preparations for a shared summer Oaklavia event in Emeryville and the Golden Gate neighborhood of Oakland. This event has been renamed “Love Our Neighborhood Day” and is scheduled for Saturday, July 12. Fundraising is still needed to cover all event costs, and a traffic plan still needs to be submitted to the City of Emeryville for review.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At its May 7 meeting, the committee reviewed the Economic Development Strategy Implementation Plan to prioritize implementation items and propose new activities. In the interest of time, staff was directed to make a worksheet to collect input from the committee on identifying priorities and potential new activities. The worksheet is to be distributed to committee members and returned to the secretary before the next meeting; results will be reported at the June meeting. The committee also agreed by consensus with a staff suggestion to postpone the community meetings scheduled for May 20 to allow for more time to explore implementation alternatives, with a goal of the having the community meetings in late summer or early fall.

PUBLIC ART COMMITTEE

At its May 8 meeting the PAC made a recommendation that the Bus Shelter Public Art program continue on an on-going basis and voted against any temporary installations such as the public art map that might interrupt the program. The PAC also recommended that administrative funding for the project be included to insure timely installation of the next phase. The PAC informally discussed if a partnership with Emeryville Celebration of the Arts could strengthen the program; no conclusion was reached. Additionally, a program for the Poet Laureate to announce a call for regional poets to be exhibited on the Emery Go-Round was endorsed.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its May 14 meeting, the committee discussed branding identification for the district, and heard an update on the Sherwin-Williams site; the developers indicated that they hope to submit an application in about 45 days.

PARKS AND RECREATION COMMITTEE

At its May 21 meeting the committee discussed the potential for a restroom in Temescal Creek Park and supporting Emeryville youth involvement in soccer leagues.

HOUSING COMMITTEE

The committee’s regular meeting of May 7 was canceled; its next regular meeting will be on June 4.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in May; its next regular quarterly meeting will be on July 23.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on May 14 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, and Police departments discussing the following projects:

CommonWealth Restaurant Bike Corral and Sidewalk Café. The committee discussed proposals for a bicycle corral in the street and outdoor seating on the sidewalk, both in front of the new CommonWealth Restaurant at 3986 Adeline Street. Design details were discussed and both projects were generally supported by the committee. The bicycle corral requires review by the Transportation Committee and City Council prior to staff approval; the sidewalk café can be approved directly by staff following the DCC discussion.

Parkside Apartments Signs. DCC members discussed a proposal for new signage at the Parkside Apartments, which have been renamed “1333 Powell Street” by the new owners. Two concerns were expressed: (1) the proposed large sign on the glass cube element at the corner of Powell and Hollis Street is out of character with the architectural design concept for the building, and (2) calling the entire project “1333 Powell Street” could lead to confusion because it consists of three different buildings with four addresses (1303, 1315, and 1333 Powell Street, and 5700 Hollis Street). The applicant will be advised of these concerns.

Bike Share. DCC members discussed the regional bike sharing program that is being rolled out in the East Bay, including Emeryville, by the Metropolitan Transportation Commission, and expressed support for a grant application for additional funding for the program.

Horton Street Bicycle Boulevard. The Committee discussed possible traffic calming measures on the Horton Street Bicycle Boulevard, for which the Public Works Department has a grant from the Alameda County Transportation Commission. Southbound Federal Express delivery trucks leaving their facility on 63rd Street during morning hours were noted as a particular concern. Traffic diverters at 45th/Sherwin/Horton, Stanford/Horton, and 62nd/Horton were discussed. It was also suggested that Overland Avenue could be made one-way northbound with a contra-flow bicycle lane so that bicycles can travel in both directions.

PLANNING DIVISION

CURRENT PLANNING PROJECTS

Major Projects Chart and Table. The attached bar chart illustrates the progress of each major development project through the Planning and Building “pipeline”, while the attached Major Projects table contains more detail on each project. Those projects that saw significant staff activity in May are discussed below.

Ambassador Housing. Staff attended the grand opening of this 69-unit affordable housing project on May 13; the project received its Certificate of Occupancy on March 31.

6701 Shellmound Street Project (“Nady Site”). Staff reviewed the “screen check” draft Initial Study/Mitigated Negative Declaration (IS/MND), the environmental document being prepared

for this proposed 211-unit housing project under the requirements of the California Environmental Quality Act (CEQA), and released it to the applicant for review on May 22. The IS/MND is expected to be published in the first week of June for a 30-day public comment period, and the project is tentatively scheduled for a decision at the July 24 Planning Commission meeting.

Marketplace Redevelopment Project, Phase IB Final Development Plan (FDP). This application for a parking garage, retail space, and realignment of Shellmound Street was continued from the April 24 Planning Commission meeting at the request of the applicants, who are rethinking the overall phasing of the build-out of the Marketplace Planned Unit Development. This FDP is now tentatively scheduled to be considered by the Planning Commission on August 28. On May 5, staff held a meeting with the applicant's team to discuss the overall phasing and build-out of the project. Staff received a revised Transportation Analysis from Fehr and Peers on May 30.

Marketplace Redevelopment Project, Christie Avenue Park FDP. The Marketplace Planned Unit Development (PUD) requires that Christie Avenue Park be redesigned and expanded in conjunction with development of the residential phases of the PUD. Since the applicant intends to pursue residential phases later this year, they have decided to move forward with the park redesign and expansion at this time. To this end, the applicant held a community meeting for the park expansion FDP on May 29 at the Hyatt House hotel. Approximately 20-25 people attended including Commissioners Donaldson and Keller. The applicant showed existing conditions and photographs and sketches of possible options for the park, and solicited comments in this "visioning session". One Pacific Park Plaza (PPP) resident commented that she was content with the existing park and as long as there were no changes, she was not concerned how the expansion was designed or programmed. Another PPP resident stated that the park design should enhance the connection between Christie Avenue, the Public Market and the bridge over the railroad, and that "dog space" should be considered as one of the programs for the park as it helps in creating a sense of community. It was also mentioned that a transit stop should be incorporated into the overall design of the park. A comment was made cautioning that too much programming could create small areas for different activities. Another PPP resident mentioned that the existing berms create difficulty for Police monitoring of the park; that the north side of the park should be used for dog space; and that it is not necessary to have a play area for children as other features of the park, such as large rocks, could be used by children for the same purpose. Several comments were made regarding the importance of having adequate lighting. It was also mentioned that, between the dog area and children's play area, some space should be designed as "tranquil space" where people could relax and people-watch. A Planning Commission study session on the park FDP is tentatively scheduled for July 24.

39th and Adeline Residential Project. Planning staff provided a second round of plan check comments on the building permit on May 30.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

East BayBridge Trash Enclosure, 1151 40th Street. A Minor Design Review permit to enlarge an existing trash enclosure was submitted on May 6 (pending).

East BayBridge Façade Upgrade, 3839 Emery Street. A Major Design Review permit application to resubdivide existing retail space and make façade improvements was submitted on March 3 and reviewed by the Planning Commission on April 24. The Planning Commission provided feedback on façade materials, landscaping improvements, lighting, and circulation. This item is now scheduled to be considered by the Planning Commission on July 24 (pending).

Emeryville Fire Station Improvements, 2333 Powell Street. A Minor Design Review permit for exterior improvements to Fire Station 34 was approved on May 28.

Panda Express, 1151 40th Street. A Minor Design Review permit for exterior changes and an outdoor eating area was approved on May 30.

Conditional Use Permits

LePort Schools, 6460 Hollis Street. A Minor Conditional Use Permit application for a school was submitted on May 5 (pending).

TelePacific Communications, 1603 Powell Street. A Minor Conditional Use Permit for the height of wireless rooftop equipment was submitted on May 16. A Major Design Review Permit to legalize these existing antennas was approved by the Planning Commission on March 27, but it did not include the required Minor Conditional Use Permit for height, which is now being considered administratively by staff (pending).

Adeline Salon, 4365 Adeline Street. A Minor Conditional Use Permit for a beauty salon was submitted on May 22 (pending).

Signs

Sports Authority, 3839 Emery Street. A Temporary Sign permit for one banner sign was approved on May 27.

Prizefighter, 6702 Hollis Street. A Minor Sign permit application for one wall sign and one projecting sign was submitted on May 2 (pending).

Archstone Emeryville Residential LLC Master Sign Program, 1333 Powell Street. A Master Sign Program application for tenant identity signs was submitted on May 5, and is tentatively scheduled to be considered by the Planning Commission on July 24 (pending).

Archstone Emeryville Residential LLC Project Identity Signs, 1333 Powell Street. A Major Sign Permit application for project identity signs was submitted on May 16, and is tentatively scheduled to be considered by the Planning Commission on July 24 (pending).

Sidewalk Café Permits

Commonwealth Sidewalk Cafe, 3986 Adeline Street. A permit application for a sidewalk café was submitted on May 2 (pending).

Commonwealth Bike Corral, 3986 Adeline Street. A permit application for a bicycle corral was submitted on May 2 (pending).

Subdivisions

Commercial Condominiums, 1555 Park Avenue. A subdivision permit for commercial condominiums was submitted on September 30, 2013 (pending).

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Public review of options continued with community workshops on May 8, 10 and 13 in the three cities; a discussion at the Emeryville Transportation Management Association Board meeting on May 15; an on-line questionnaire that drew 500 responses; a study session at the Emeryville Planning Commission meeting on May 22; handouts at the Emeryville Chamber of Commerce Expo on May 22; and discussion by the Emeryville Transportation Committee on May 27. In addition to summarizing comments from the questionnaire and meetings, staff met with a concerned citizen, conveyed phone and email comments to the consultants, and researched questions brought up at the meetings. Many participants requested service to San Francisco, West Oakland BART, Jack London Square, downtown Berkeley, and West Berkeley. Priorities were expressed for frequency, speed, reliability, security, and night and weekend service. Emeryville participants expressed the need to connect the Peninsula to other parts of Emeryville, and to incorporate the Emery Go-Round more clearly into the analysis. Staff held a phone conference with the consultants on May 30 to discuss the draft report, which is now being prepared.

Housing Element. A public review draft of the Housing Element was completed, posted on the website for public review and comment, and sent to the Housing Committee for discussion at their June 4 meeting. Further information is at <http://www.emeryville.org/housingelement>.

Design Guidelines - Family Friendly Housing. On May 8, staff met with the architect who has been hired to illustrate the guidelines, and gleaned ideas from the Planning Commission retreat held on May 17 (see above).

Climate Change Adaptation for Transportation Assets – Bay Bridge Focus Area Working Group Meeting. On May 28 the Metropolitan Transportation Commission (MTC) and Bay Conservation and Development Commission (BCDC) Adapting to Rising Tides staff convened this group of stakeholders in the area around the Bay Bridge touchdown to discuss adaptation strategies, including constructing dunes alongside the bridge touchdown and a breakwater beyond the toll plaza. There could be an opportunity here to propose a project that would combine marsh protection and/or maintenance, wildlife high-tide refuges, freeway protection, and a Bay Trail segment connecting Powell Street to the Bay Bridge, as called for in the General Plan.

Impact Fees. On May 19, staff met to discuss the amendments to the Affordable Housing provisions of the Planning Regulations, which need to be amended to implement the proposed impact fees. These code amendments are scheduled for consideration by the Planning Commission in June and by the City Council in July.

West Oakland Specific Plan (WOSP) Community Meeting. On March 12, staff attended the Oakland Parks and Recreation Advisory Commission meeting. The focus of the meeting was on the WOSP's proposed zoning and General Plan amendments relating to open space. In addition, both public comments and commissioner comments raised concerns about affordable housing and job access in West Oakland. For more information about the WOSP visit:

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK028334>.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the eleventh month of fiscal year 2013-2014 for building permit and inspection activity. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in May:

Permits Issued:	65
Total Valuation:	About \$2.16 million
Fees Collected:	About \$80,500
Inspections:	1,829
- Major projects:	988 (54%)
- Other:	841 (46%)
Fast Track Plan Check:	
- Same day:	11 applications
- Within 2 weeks:	20 applications
Public Contacts and Inquiries:	
- Counter contacts:	221
- Telephone inquiries:	164

The number of inspections conducted in May was by far the greatest since the department began keeping track over ten years ago, exceeding the previous high of 1,228 in June 2013 by almost 50%. This is attributable to major projects under construction, as listed below, a number of large tenant improvements, such as the Grocery Outlet headquarters and Novartis and Bayer lab space, several construction defect repair projects, and miscellaneous projects all over the city. The summer of 2014 is shaping up to be a busy time for the Building Division!

Major Projects Under Construction

Construction is proceeding on the following major new developments and renovation projects:

- **Parkside Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail.
- **Shell Gas Station Rebuild** – 1800 Powell Street; demolition and replacement with a 2,700 square foot convenience store, gas pumps and car wash.
- **Marketplace Redevelopment Project, Phase IA** – 64th and Christie; 193 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters and tenant improvements.
- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building.
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building. “Substantial completion letter” issued September 7, 2012. Final inspection pending.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.

Construction is also proceeding on the following major construction defect repair projects:

- **Bridgecourt Apartments** – 1221-1231 and 1321-1331 40th Street.
- **Liquid Sugar** – Liquid Sugar Drive, 65th and 66th Streets.
- **Avenue 64** – 6399 Christie Avenue.
- **Elevation 22** – Loop 22 and Powell Street.
- **Icon at Park** – 1401 Park Avenue.
- **Emery Glen** – 6200 Doyle Street.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal years 2013-2014 and 2014-2015 including:

- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **6701 Shellmound Street (“Nady Site”)** – redevelopment of former industrial site for approximately 211 rental housing units.
- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing.
- **Hyatt Place Hotel** – 5700 Bay Street; six-story, 171-room hotel.
- **EmeryStation West @ Transit Center** – 59th and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in May. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects’ development teams. Their focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns.

- **Public Market Expansion** – 5959 Shellmound Street; renovation, doors, walls, with mechanical, electrical and plumbing; new lighting.
- **Shell Gas Station** – 1800 Powell Street; construction of fuel canopy, car wash and store improvements; grading and shoring.
- **Pak N Save** – 3889 San Pablo Avenue; Phase 2 tenant improvements.
- **Charming Charlie** – 5688 Bay Street, Building E; install blade sign.
- **Grifols Building D** – 4510 Horton Street; conversion of conference room to server room.
- **Broken Rack** – 5768 Peladeau Street; install blade sign.
- **1052 48th Street** – Seismic upgrade to existing residential fourplex.
- **Grifols Building N** – 4560 Horton Street, first floor; tenant improvements, conversion.
- **1032 45th Street** – Dry rot repair in front porch.
- **5675 Horton Street** – Reroof, remove and replace metal roofing material.
- **Bridgecourt Apartments, Stack 15** – Remove and replace exterior stucco and window.
- **2 Admiral Drive, B177** – Bathroom remodel.
- **CCD Innovation** – 1201 Park Avenue; install wall sign.
- **7 Commodore Drive, A454** – Remove and replace deck beam; stucco repair.
- **2 Admiral Drive, B285, B173** – Dry rot repair.
- **6363 Christie Avenue, 2827** – Kitchen remodel.
- **4 Commodore Drive, D233** – Kitchen and bathroom remodel.
- **1021 47th Street** – Electrical service upgrade.
- **5517 Vallejo Street** – Electrical service upgrade.
- **5604 Bay Street, Building A** – Replace five rooftop mechanical units.
- **Four Points Sheraton** – 1603 Powell Street; swimming pool plumbing repairs.
- **City Storage** – 4000 Adeline Street; private sewer lateral replacement.
- **Archstone Apartments** – 6401 Shellmound Street; private sewer lateral replacement.
- **Scarlet City Roasters** – 3960 Adeline Street; install three signs.
- **Liquid Sugar Building A** – 1245-1283 66th Street; construction defect repairs.
- **Elevation 22 (Buildings 1-12)** – Loop 22 and Powell Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.
- **Parkside Apartments (formerly Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live-work units), 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.

Construction Meetings

Construction meetings (weekly) and site visits were held in May for the following projects:

- **Marketplace Redevelopment Phase 1A** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters and tenant improvements.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **Parkside Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.

Projects Completed or Nearing Completion

The following projects have received Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO), or final building permit sign-off (final) for the month of May:

- 13 sub permit types (final)

Code Enforcement/Graffiti Abatement

The following cases were handled by the Chief Building Official in May:

- 6 graffiti case, correspondence for abatement purposes.
- 1 code enforcement related case was abated.
- 13 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

Customer Feedback Questionnaire

For the month of May two questionnaires were received, both indicating positive and excellent in all categories, including customer service levels, staff knowledge, improvements needed, and how the City of Emeryville's counter services compare with other jurisdictions.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

East Bay Economic Development Alliance (EDA) Spring Membership Meeting. On May 29, staff attended the East Bay EDA Spring Membership Meeting, held at the Oakland Asian Cultural Center in Oakland's Chinatown. This well-attended event featured a presentation by Dr. Christopher Thornberg, founder of Beacon Economics, on the East Bay Economic Outlook for 2014-2015, and an unveiling of the East Bay EDA's new website.

Economic Development Strategy. Following up on the May 7 meeting of the Economic Development Advisory Committee, staff prepared and distributed a worksheet to collect input from committee members on identifying priorities and potential new activities, and compiled the results for presentation and discussion at the committee's June 4 meeting.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. Staff prepared a draft letter requesting a time extension from the State Transportation Improvement Program for the City Attorney's review. The request must be submitted to the California Transportation Commission (CTC) by June 23 for consideration at the CTC's August 20-21 meeting.

Townsend Public Affairs. Staff negotiated the renewal of the annual contract of this lobbying firm, which provides federal and state advocacy services and assists the City in securing state and federal funds for its operating and capital improvement programs, and prepared a staff report and resolution for City Council consideration at the June 17 meeting.

Emeryville Citizen's Assistance Program (ECAP). Staff worked with this organization on the renewal of their annual contract, which provides support for at-risk families and individuals by providing a daily food give-away, clothing, counseling services, and resource referrals for housing and personal needs, and prepared a staff report and resolution for City Council consideration at the June 17 meeting.

AFFORDABLE HOUSING

Affordable Housing Week. As noted above, on May 6 the City Council proclaimed the week of May 9-18 as Affordable Housing Week in Emeryville.

Ambassador Housing Grand Opening. On May 13, staff attended a grand opening ceremony for Ambassador Housing, a 68-unit affordable housing project sponsored by the former Emeryville Redevelopment Agency, at which Mayor Jac Asher spoke.

3706 San Pablo Avenue Affordable Housing. As noted above, an Exclusive Right to Negotiate Agreement with EAH Housing, Inc. was approved by the City Council on May 20. The developer is proceeding with predevelopment activities.

Housing Affordability Table. The Housing Affordability Table of the Affordable Housing Set Aside Ordinance was updated for 2014; as noted above, this was adopted by the City Council on May 6.

North County Jurisdictions Homeless Meeting. Staff orchestrated a meeting of housing, police and public works representatives and senior staff from the cities of Emeryville, Oakland, Albany and Berkeley on May 23 to discuss coordinating homeless services.

1333 Powell and Emme Housing Projects. Staff met with developers of the 1333 Powell (formerly Parkside/Papermill) and Emme (64th and Christie) housing projects to discuss marketing of the affordable units in each development.

First Time Homebuyer and Below Market Rate (BMR) Ownership Programs:

- Sent out follow up letters to incomplete responses and non-respondents to the City's owner occupancy monitoring activity.
- Contracted with Amy Hiestand Consulting to assist with implementation of the affordable homeownership program.
- Completed two subordinations, initiated two new requests.
- Processed one repayment from a market rate borrower through a refinancing resulting in \$38,400 for the Housing Asset Fund.
- Initiated repayment of loan from a market rate borrower who is a violator under the City's owner occupancy requirement, as a result of monitoring activity.
- Initiated the marketing period for three resale BMR units located in 1500 Park, Oak Walk (a single family detached home), and Andante.
- Responded to 58 requests for information regarding homeownership programs, including both interested parties and existing program participants.

CAPITAL PROJECTS

48th Street Community Garden. EDH staff, working with Public Works and the City Attorney's Office, finalized the Implementation Agreement with Emeryville Community Organic Gardens (ECOG) and their subcontractors, and the City Council, acting as Successor Agency, approved the agreement on May 6 as noted above. Additionally, Irish Consulting brought water service to the garden and prepared sidewalk work for site access. Staff anticipates reimbursing ECOG for expenses associated with fence and gate installation in June, with work expected to be completed by September. Staff is coordinating notification of adjacent property owners.

Christie Avenue Bay Trail Gap Closure. As noted above, the City Council approved the conceptual design of the Christie Avenue Bay Trail Gap Closure project on May 20 with a design modification to include right turn prohibitions during the pedestrian/cyclist phase at the intersection of Christie Avenue and Shellmound Street. The City Council also requested that this alignment be the official Bay Trail route instead of the current route through the Sheraton Four Points hotel parking lot.

Safe Routes to School: (SR2S). Staff submitted a request for authorization to proceed with construction and allocation of funds to the California Department of Transportation for improvements at 43rd, 45th, and 47th Streets and San Pablo Avenue. Staff also requested that \$46,000 be allocated for a Safe Routes to School program as funds were available in the infrastructure grant for incidental program costs of up to 10% of the capital costs. Staff, newly appointed as the Disadvantage Business Liaison Officer, submitted the Disadvantage Business program for 2014-2015 and is contracting for consulting services to support the program. Staff attended a Caltrans District 4 Contracting Workshop on May 29.

Safe Routes to Transit (SRTT). Public Works is contracting for the work, and construction will be completed by December for this project to improve the pedestrian environment at the "star" intersection and 40th/San Pablo. EDH staff's remaining role is to manage the grant reporting, expenditure reimbursement and funding from adjacent development projects as required by their conditions of approval.

GRANT PROSPECTS

Staff coordinated consultant responses to calls for projects for the Active Transportation Program (ATP), submitting an application for \$4 million for the South Bayfront Bridge in May. Staff will work with Townsend and Associates to submit an Environment Enhancement and Mitigation Project application for the Emeryville Crescent and Powell Street Bioswale in June and will resubmit the ATP grant for the South Bayfront Bridge to MTC for regional priority consideration in July. Staff learned that a private foundation consideration of an award for environmental adaptation to sea rise at Point Emery did not ask for further consideration.

PUBLIC ART PROGRAM

Shellmound Street-Powell Street Bridge Public Art. The four finalists for the Shellmound Street-Powell Street Bridge Public Art project will visit the site in two groups, the first on June 3 and the second on July 15, to accommodate each artist's schedule. Final submittals will be

reviewed by the Selection Panel and a recommendation made to the Public Art Committee and the City Council in the fall.

Public Art in Private Development. Staff prepared conditions of approval for public art in the Public Market in May. An unpaid Cal in Local Government intern was selected in May to start in August. This intern will assist with contacting the major projects in the pipeline for monitoring compliance with the Arts in Public Places Ordinance.

BROWNFIELDS

36th Street Properties. Ecology and Environment Inc., the contractor to the U.S. EPA Technical Assistance Award for site characterization work at the 36th Street properties, prepared the Phase II testing proposal, expected for review in June.

3706 San Pablo Avenue. In May, Weiss and Associates prepared a resubmittal of the Site Cleanup Plan for 3706 San Pablo Avenue to address regulator comments and site uncertainties associated with basement removal.

ADMINISTRATION/OTHER

Bay Area Planning Directors Association. On May 30, the Planning and Building Director attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was affordable housing, with presentations and panel discussions on affordable housing development impact fees and the required nexus studies, CEQA streamlining and zoning provisions to expedite affordable housing projects, and responses to rising rents and homelessness.

Alameda Countywide Pedestrian Bicycle Working Group. Staff attended the bimonthly working group meeting on May 21 to review draft bicycle and pedestrian collision analysis, and to discuss the tracking of pedestrian and bicycle network build-out and complete streets policy implementation progress. The next meeting of the working group will be in July 2014.

Bike to Work Day and Month. May was Bike to Work Month, and Thursday, May 8 was Bike to Work Day. Once again, the City of Emeryville participated in the “Team Bike Challenge”, a friendly competition of 3,446 individuals on 719 teams from 216 Bay Area companies, to see who can log the most biking miles. The City of Emeryville “company” included five teams with a total of 11 riders. Collectively, we logged 698 trips totaling 1,996 miles, which placed us 18th out of 64 medium-sized Bay Area companies, and 48th out of all 216 Bay Area companies. Of the ten Bay Area cities and counties that participated in the competition, Emeryville placed first, beating out the cities of Richmond, San Jose, Pleasanton, San Mateo, Dublin, Palo Alto, Alameda, Oakland, and Sonoma. The five participants from the Planning and Building Department comprised team “Plan It, Bike It, Do It!” and logged a total of 881 miles (almost half of the total miles of all the Emeryville teams), placing us at number 111 out of 719 Bay Area teams. Thanks to team members Courtney Barrett, Sara Billings, Charlie Bryant, Amber Evans, and Diana Keena for another successful year of pedaling for team “Plan It, Bike It, Do It!” On Bike to Work Day on May 8, Assistant Planner Sara Billing led a ride with Mayor Jac Asher

from City Hall to the “Energizer” stations at 46th and Adeline Streets, and 40th Street and San Pablo Avenue.

Emeryville’s “Official” Population. On May 1, 2014, the Demographic Research Unit of the State Department of Finance released its official estimates of the population of California’s cities and counties. These estimates are as of January 1, 2014. According to DOF, our population is **10,491**.

As they typically do, DOF has also adjusted their 2013 estimates. Originally, our 2013 population was estimated by DOF at 10,269, and that figure has now been adjusted up to 10,278. Here is a comparison of the 2013 DOF estimates (original and adjusted) and the 2014 DOF estimate:

	Original DOF 2013 Estimate	Revised DOF 2013 Estimate	DOF 2014 Estimate	Change
Population				
Total	10,269	10,278	10,491	+213
Household	10,196	10,205	10,418	+213
Group Quarters	73	73	73	0
Housing Units				
Total	6,652	6,652	6,719	+67
Single Detached	421	421	421	0
Single Attached	401	401	401	0
Two to Four	751	751	753	+2
Five Plus	5,043	5,043	5,108	+65
Mobile Homes	36	36	36	0
Occupied ("Households")	5,699	5,699	5,756	+57
Vacant Units	953	953	963	+10
Vacancy Rate	14.3%	14.3%	14.3%	0
Persons per Household	1.789	1.791	1.810	+0.019

According to these estimates, we gained 67 units and 57 households last year. This includes the 18 units at Bakery Lofts, which got its Temporary Certificate of Occupancy on August 8, 2013, and 49 of the 69 units at Ambassador Housing (the other 20 units being in Oakland), which got its Temporary Certificates of Occupancy on November and December 2013. Note that two of the new units are listed as being in buildings of “two to four” units; these are the two units in Ambassador Building C on Adeline Street. DOF is assuming that 10 of the 67 new units are vacant, based on a City-wide vacancy rate of 14.33%; this is an anomaly carried over from the 2010 U.S. Census, when we happened to have a lot of new units just hitting the market that hadn’t been occupied yet. These 57 new households, plus a City-wide upward adjustment of 0.019 in the average household size, results in an increase of 213 people overall.

Last year, Emeryville was the ninth-fastest growing city in the Bay Area (out of 101), and 34th in the State (out of 482). Once again, Dublin was the fastest growing city in the Bay Area. Here’s the ranking of the top 10 Bay Area cities, also showing how they ranked State-wide:

2013-2014 City Population Percent Change Rankings

California Cities Ranked by the 2013-2014 Percent Change in Population						
Rank				1/2013 Total	1/2014 Total	Percent
Bay Area	State	City	County	Population	Population	Change
1	3	Dublin	Alameda	49,932	53,462	7.1%
2	7	Campbell	Santa Clara	40,373	41,993	4.0%
3	8	Rio Vista	Solano	7,636	7,934	3.9%
4	12	Milpitas	Santa Clara	67,845	70,092	3.3%
5	13	Foster City	San Mateo	31,154	32,168	3.3%
6	15	Morgan Hill	Santa Clara	40,049	41,197	2.9%
7	19	Brentwood	Contra Costa	53,356	54,741	2.6%
8	22	Dixon	Solano	18,538	19,005	2.5%
9	34	Emeryville	Alameda	10,278	10,491	2.1%
10	35	Oakley	Contra Costa	37,308	38,075	2.1%

The fastest growing city in the State, at 8.9%, was McFarland in Kern County, and the second fastest growing, at 8.7%, was Chowchilla in Madera County. The increased population in both cities was attributable mainly to prison inmates.

Census Data for Community Analysis Workshop. On May 27, Planning Division and Economic Development and Housing Division staff attended a half-day workshop at ABAG offices in downtown Oakland presented by U.S. Census staff on how to obtain data from the Census Bureau’s website for community analysis. Data sources included the decennial census (2010), American Community Survey five-year estimates, the population estimates program, and other sources. The workshop demonstrated how to find all of this data using the American FactFinder website to create tables and maps for downloading, and included hands-on exercises.

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai led a conference call for the State APA Inclusion Committee on May 13 and attended the Northern California Section APA Board meeting on May 7. She also made a presentation on urban planning at Skyline High School in Oakland on May 22.

Clean Water Program. Senior Planner Miroo Desai was one of the speakers at the “New Development Subcommittee C.3 Workshop: Taking the Intimidation out of the Stormwater Checklist” organized by the Clean Water Program on May 29.

Public Works/Building Division Coordination. On May 6 and 22 staff from the Public Works Department and Building Division met to develop a more coordinated permit and plan review process for Building Division administration of building permits and Public Works administration of stormwater and Water Efficient Landscape Ordinance (WELO) requirements. The discussion included the applicants’ submittal process, creating submittal checklists, estimated fees for various sized projects; pre-submittal meetings; a primary point of contact for the applicant; plan review minimum requirements; and creating and inputting permit data in the PermitTRAK software for application, permit review, and inspection status.

Presentation on Planning in Emeryville. On May 14, as part of the City’s “Lunch and Learn” series, the Planning and Building Director gave a presentation to fellow City staff members on the history of Emeryville’s development in the 20th century, its transformation during the era of Redevelopment, and the outlook going forward in the post-redevelopment era.

Cost Recovery. Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on May 28 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Grants Coordination. At its May 15 meeting, this interdepartmental committee discussed an Active Transportation Program grant application for the South Bayfront Bridge, other grant prospects, and management of existing grants.

Office Cleanup Day. On Friday, May 16, the Planning and Building Department, including the Economic Development and Housing Division, held another of its periodic office cleanup days following previous successful efforts. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event.

Planning Interns. Brandon Harrell, a U.C. Berkeley graduate student, started work on May 8. He did his undergraduate work in communication and peace studies at the University of New Mexico in Albuquerque, where he did some GIS work for the school district and developed a youth arts program. So far, Brandon has worked on Housing Element maps, building square footage information for the Emery Go-Round levy, and sea level rise adaptation strategies.

Our Motto: Plan it! Build it! Do it!

Planning and Building Department

Major Development Projects

May 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Marketplace Redevelopment Christie Avenue Park	Expansion and redesign of existing park as part of PUD.	Community meeting 5/29/14. PC study session tentatively 7/24/14.	██████████					
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 460 units Commercial 85,000 s.f.	PC study session 10/24/13. CC study session 12/3/13. Application expected in Summer 2014.	██████████					
3706 San Pablo SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	CC approved ERN on 5/20/14. PC study session tentatively 8/28/14.	██████████					
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.	██████████					
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.	██████████	██████████				
Nady Site 6701 Shellmound Street	Residential - 210 units	PC study sessions 12/12/13 and 3/27/14. IS/MND being prepared. PC hearing tentatively 7/24/14.	██████████	██████████				
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. PC public hearing 8/28/14.	██████████	██████████				
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 171 rooms	PC study session 1/23/14. PC approved 4/24/14.	██████████	██████████	PC - 4/24/14			
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.	██████████	██████████	PC - 6/24/10			
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	██████████	██████████	CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.	██████████	██████████	PC - 8/27/09			
The Intersection Mixed Use ("Maz") 3800 San Pablo Avenue	Residential - 100 units Retail - 21,640 s.f.	PC approved 8/22/13. Building permit application submitted 12/24/13.	██████████	██████████	PC - 8/22/13	██████████		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Building permit application submitted 12/13/13. Demolition permit ready to issue 5/20/14.	██████████	██████████	CC - 1/20/09	██████████		
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.	██████████	██████████	CC - 4/17/07	██████████		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit application submitted to DSA. Demolition complete.			PC - 8/22/13			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Demolition permit issued 4/28/14. Building permit issued 5/2/14.			PC - 6/27/13			
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit issued 2/12/14.			PC - 12/13/12			
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade finalized 2/25/14. Building permit for TI issued 1/27/14.			PC - 9/26/13			
Marketplace Redevelopment Phase IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhomes (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13. Extended to 7/22/14 by CBO on 1/21/14.			CC - 5/19/11			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11. CO pending.			PC - 2/28/08			

Glossary of Abbreviations:

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

Planning & Building Department
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002	New hotel of 171 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)	Community meeting held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held January 23, 2014. Planning Commission approved on April 24, 2014.	Conrad Garner Ensemble Hotel Partners (562) 435-4857
Bay Street - Site B Shellmound/Powell/railroad	Site plan being developed.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. To be included in Property Management Plan for former Redevelopment Agency property as required by State law.	Michelle DeGuzman Economic Development and Housing Division (510) 596-4357
The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001	Renovation of former "Maz" building for 21,640 square feet of retail use, and construction of a new 65', 5-story, 100-unit residential structure on the east portion of the lot over three levels of parking (one level below grade). Eastern 25% of lot is in Oakland.	Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application on December 24, 2013.	Greg Pasquali Holliday Development (510) 588-5134

Planning & Building Department
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue (“Emme” Apartments) FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Josh Corzine (650) 849-1669</p>
<p>Marketplace Redevelopment Phase IB – Shellmound Street between Shellmound Way and 64th Street FDP13-001</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission public hearing scheduled for August 28, 2014.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Marketplace Redevelopment Christie Avenue Park Redesign and Expansion FDP14-001</p>	<p>Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.</p>	<p>Community meeting held May 29, 2014. Planning Commission study session tentatively scheduled for July 24, 2014.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Sherwin Williams Urban Village 1450 Sherwin Avenue PUD13-001	Redevelopment of former paint factory site for approximately 460 housing units, 70,000 s.f. of office, and 15,000 s.f. of retail space, plus 2 acres of public open space.	Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. Applicant expects to submit formal application in summer 2014.	Joe Ernst srmErnst Development Partners (510) 219-5376
Nady Site 6701 Shellmound Street UPDR13-004	Redevelopment of former industrial site for approximately 210 rental housing units.	Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration being prepared. Tentatively scheduled for Planning Commission public hearing on July 24, 2014.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
RESIDENTIAL AND LIVE-WORK PROJECTS			
Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction.	Peter Solar Equity Residential (415) 447-2690

Planning & Building Department
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
3706 San Pablo Avenue	Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project.	Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) approved by City Council on May 20, 2014. Planning Commission study session tentatively scheduled for August 28, 2014.	Catherine Firpo Economic Development and Housing Division (510) 596-4354
39th and Adeline Residential Project East side of Adeline Street between 39 th Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Submitted building permit application on December 13, 2013. Demolition Permit was approved on May 20, 2014 and is ready to issue.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959

Planning & Building Department
Status of Major Development Projects - City of Emeryville
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011. Applicant is now seeking final certificate of occupancy.</p>	<p>Seth Krubiner (415) 602-3326</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
May 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Tree removal permit for street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently “sold” a number of times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to “place the property rights back into position held as of March 8, 2011.” Thus, planning and building permits are still considered valid, building permit is being processed and is expected to be issued soon.</p>	<p>Ali Eslami (510) 774-8387</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OFFICE/HIGH TECH PROJECTS			
EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Chief Building Official issued “substantial completion letter” on September 7, 2012. Received building permit application on April 10, 2012 for restaurant tenant improvement, “The Bureau”, on the 1 st floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012. TCO for first floor restaurant “The Bureau” granted on December 10, 2012.	Geoffrey Sears Wareham Development (415) 457-4964

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OTHER			
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 2013. Building permit was approved on September 12, 2013, and issued on October 22, 2013. Project is under construction.	Shawn Fritz Kava Massih Architects (510) 644-1920
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Maurice Kaufman Public Works Department (510) 596-4334
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. Received building permit application on August 6, 2013. Approval is pending easement to use Spur Alley for exiting. Issued building permit on February 12, 2014. Exiting was redesigned so an easement was no longer needed.	Craig Payne Pixar Animation Studios (510) 922-3090

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Community workshops ongoing. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission held public hearing on July 25, 2013 and approved project on August 22, 2013. Building permit plans under review by Division of the State Architect. Demolition of existing buildings complete.</p>	<p>Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770</p>
<p>HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07</p>	<p>New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59th and Doyle Streets.</p>	<p>Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.</p>	<p>Philip Banta Architect (510) 654-3255</p>
<p>Broken Rack 5768 Peladeau Street UPDR13-003</p>	<p>Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.</p>	<p>Planning Commission approved September 26, 2013. Received building permit application for seismic upgrade on October 29, 2013 and permit was issued on November 26, 2013. Received building permit application for tenant improvements on November 13, 2013. City Council approved reduction of Greenway access fee from \$50,000 to \$1,000 on December 17, 2013. Director of Planning and Building approved minor conditional use permit for Greenway access on December 20, 2013. Issued building permit for tenant improvements on January 27, 2014. Seismic upgrade permit was given final inspection on February 25, 2014.</p>	<p>Marilyn and Wayne Boucher (510) 652-9808</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Shell Gas Station Rebuild 1800 Powell Street UPDR13-002</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013. Issued demolition permit on April 28, 2014. Issued building permit for new facility on May 2, 2014.</p>	<p>Muthana Ibrahim M I Architects, Inc. (925) 287-1174</p>
<p>Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. On April 2, 2013, City Council passed resolution deleting path from General Plan. On May 21, 2012, received building permit application for Phase 1.5; building permit issued on June 12, 2012. Received permit application on July 16, 2012 for exterior play area in parking lot and issued permit on July 30, 2012. Exterior play area work completed on September 21, 2012. Received building permit application for Phase 2 on October 23, 2012. Issued building permit for Phase 2 on January 22, 2013. Granted temporary certificate of occupancy for Phase 2A on August 28, 2013. Extended to July 22, 2014 by Chief Building Official on January 21, 2014.</p>	<p>John Horsh (510) 872-6182</p>

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	TOTAL
PERMITS ISSUED													
Building Permits	21	34	9	24	19	13	19	18	12	17	19		205
Plumb., Elec., Mech.	27	44	14	40	26	21	40	37	19	33	30		331
Fire	10	11	4	5	10	3	2	5	15	2	16		83
MON. TOTALS	58	89	27	69	55	37	61	60	46	52	65	0	
												FISCAL YEARLY TOTAL	619
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230	\$2,133,027	\$149,926	\$213,967	\$440,961	\$120,061	\$138,565		\$8,602,810
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410	\$151,600	\$1,275,519	\$302,234	\$431,127	\$77,359	\$394,986		\$4,898,026
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671	\$817,964	\$694,263	\$1,393,525	\$4,280,609	\$784,542	\$858,247	\$1,630,562		\$29,349,504
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$1,252,604	\$2,978,890	\$2,818,970	\$4,796,810	\$1,656,630	\$1,055,667	\$2,164,113	\$0	
												FISCAL YEARLY TOTAL	\$42,850,340
FEES COLLECTED													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29	\$55,951.99	\$6,238.47	\$15,955.67	\$8,291.02	\$21,310.22	\$4,462.60	\$5,462.14	\$10,155.67		\$208,287.82
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00	\$139.00	\$81.00	\$188.00	\$62.00	\$67.00	\$104.00		\$1,917.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91	\$1,286.70	\$3,191.13	\$1,658.21	\$4,262.04	\$892.51	\$1,092.44	\$2,008.65		\$41,627.56
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23	\$9,275.56	\$120,323.10	-\$82,696.00	\$32,086.73	\$7,543.13	\$8,221.62	\$15,848.07		\$309,228.42
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77	\$279,082.71	\$136,078.01	\$110,320.11	\$7,672.53	\$5,923.62	\$26,843.26	\$15,833.47		\$732,071.47
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55	\$42,770.65	\$43,194.46	\$1,465.80	\$753.71	\$243.15	\$2,512.03	\$1,838.34		\$109,141.42
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62	\$1,958.04	\$5,484.24	\$4,993.14	\$6,396.14	\$1,569.99	\$2,168.42	\$3,748.33		\$66,852.60
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63	\$1,256.04	\$3,902.42	\$2,858.13	\$5,477.68	\$1,346.20	\$1,455.14	\$2,659.15		\$45,001.04
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90	\$2,902.94	\$2,998.72	\$1,911.52	\$4,837.26	\$1,298.30	\$1,286.92	\$2,538.74		\$41,727.58
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50	\$583.89	\$315.11	\$828.18	\$256.84	\$196.72	\$396.76		\$7,723.29
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59	\$228.66	\$129.71	\$307.43	\$69.39	\$80.22	\$155.78		\$3,090.71
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27	\$2,608.09	\$4,730.10	\$3,361.76	\$12,626.64	\$1,743.82	\$2,697.23	\$4,935.44		\$83,752.53
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00	\$711.00	\$0.00	\$8,532.00	\$1,659.00	\$474.00	\$4,503.00	\$2,844.00		\$31,521.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$11,613.84
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$830.36	\$0.00	\$0.00	\$2,000.22		\$21,586.12
School	\$1,132.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$708.29	\$0.00	\$0.00	\$1,003.92		\$2,844.91
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27	\$0.00	\$1,538.39	\$4,492.48	\$24,460.12	\$0.00	\$0.00	\$11,863.00		\$98,180.79
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00	\$3,858.00	\$7,236.00	\$7,460.00	\$6,473.00	\$1,493.00	\$3,167.00	\$2,601.00		\$50,645.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$352,312.29	\$345,583.79	\$73,173.99	\$130,877.33	\$27,378.55	\$59,753.14	\$80,534.54	\$0.00	
												FISCAL YEARLY TOTAL	\$1,866,813.10

BUILDING DIVISION INSPECTION LOG FY 13/14

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2013-2014												TOTAL
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	100%	211	167	198	235	166	31	8	0	0	0	0		1,016
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	100%	70	5	3	3	2	3	1	0	0	0	0		87
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	95%	40	25	35	30	14	21	14	22	13	39	65		318
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	53%	0	0	5	10	11	23	10	15	23	10	33		140
CITY STORAGE	\$5,718,304	22-Oct-13	25%				0	2	10	33	50	65	89	113		362
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0	0	0	0	0	0	0		0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	55%	43	36	15	25	28	33	25	39	36	75	125		480
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	55%	177	155	133	150	161	170	191	201	210	242	289		2,079
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	55%	159	134	122	135	125	119	134	155	177	255	330		1,845
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jan-13	73%	0	25	15	15	11	3	5	8	5	15	33		135
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376	445	424	489	569	820		4,795
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6	3	2	8	4	14	9	5	21		125
				1,096	817	564	733	643	763	861	928	1,027	1,299	1,829		
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																11,382