CITY OF EMERYVILLE
PLANNING AND BUILDING DEPARTMENT

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

DATE: July 1, 2014

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – JUNE 2014**

HIGHLIGHTS OF THE MONTH

Effective July 1, the Planning and Building Department will be combined with the Economic Development and Housing Department and renamed the Community Development Department; the Planning and Building Director will become the Community Development Director; and CED Coordinator II Michelle DeGuzman has been named Acting Manager of the Economic Development and Housing Division.

On June 3, the City Council approved the two-year operating budget for fiscal years 2014-15 and 2015-16, as well as the five-year Capital Improvement Program for fiscal years 2014 through 2019, and held a public hearing on a proposed City charter.

The Council held interviews for prospective Planning Commissioners and then reappointed Commissioners Gail Donaldson and Lawrence "Buzz" Cardoza to additional three-year terms.

The City Council held a study session on options for the Emeryville-Berkeley-Oakland Transit Study (EBOTS) on June 17 and provided comments and direction. The EBOTS options were also reviewed by the AC Transit Board and the Berkeley Transportation Commission.

The "HCD Draft" of the 2015-2022 Housing Element was approved by the Housing Committee and Planning Commission; it is due to be considered by the City Council on July 15.

The Initial Study/Mitigated Negative Declaration for the proposed 211-unit residential project at 6701 Shellmound Street was published on June 9 for a 30-day public comment period.

The number and value of building permits issued was down this fiscal year, but the number of inspections conducted was more than double last year's, reflecting construction activity resulting from permits issued last year. June once again set a new monthly record for inspections.

Economic Development and Housing staff participated as an exhibitor at the 2014 BIO International Convention in San Diego, billed as "the world's largest biotechnology gathering".

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

June 3

Planning Commission Interviews. The City Council held interviews for the two Planning Commission positions that are up for appointment, and then voted to reappoint Commissioners Gail Donaldson and Lawrence "Buzz" Cardoza.

Charter. The Council held a public hearing on a proposed charter for the City. The charter would be very brief, stipulating that Emeryville may collect enhanced real estate transfer taxes but otherwise would operate as a general law city. Three people spoke in support. The charter is expected to be on the November ballot.

Capital Improvement Program. The Council approved the 2014-2019 five-year Capital Improvement Program and authorized budget appropriations for it.

Budget. The Council approved the two-year operating budget for fiscal years 2014-15 and 2015-16. This includes reorganizing the Planning and Building Department and Economic Development and Housing Department into the new Community Development Department.

Parkside Park Property Exchange. The Council authorized the City Manager to execute an agreement for the exchange of property and a Project Improvements Agreement for the proposed Parkside Park and private parking lot, to be constructed as part of the adjacent Parkside Apartment project (now called "Parc on Powell").

Community Development Block Grants and Home Programs. The Council passed a resolution authorizing the City Manager to enter into a three-year cooperation agreement with Alameda County to participate in the Urban County Community Development Block Grant Program and the Home Investment Partnership Program for Federal fiscal years 2015, 2016, and 2017.

June 17

Emeryville-Berkeley-Oakland Transit Study. The Council held a study session on the EBOTS study, heard from speakers, and commented on options, requesting a vision to provide north-south service to pull together the area west of San Pablo Avenue, consideration of who would be served, involvement of regional partners, support for continued and enhanced Emery Go-Round service, reduction of diesel emissions, and identification of rights-of-way that can support a streetcar in the long term.

Position Classifications. The Council, sitting as the Management of Emeryville Services Authority (MESA), approved the retitling of the Planning and Building Director to Community Development Director, with the added responsibility of overseeing the Economic Development and Housing Division, and created the new Economic Development and Housing Manager position, which is a reclassification of the former ED&H Director position. The new Manager will be recruited over the next several months; meanwhile, Community and Economic Development Coordinator II Michelle DeGuzman has been appointed Acting ED&H Manager.

Community Development Block Grant Program. The Council passed a resolution authorizing the City Manager to enter into an agreement with Alameda County to carry out the Community Development Block Grant Program for fiscal year 2014-15.

Townsend Public Affairs Contract. The Council passed a resolution authorizing the City Manager to execute a professional services agreement with Townsend Public Affairs, Inc. to provide federal and state advocacy services and assist the City in securing state and federal funds for its operating and capital improvement programs for fiscal year 2014-15.

Emeryville Citizen's Assistance Program (ECAP) Contract. The Council passed a resolution authorizing the City Manager to execute a funding agreement with ECAP to support food and clothing distribution to the homeless and near homeless for fiscal year 2014-15.

Building Services. The Council approved a contract for West Coast Code Consultants (WC^3) to continue to provide services to the Building Division in fiscal year 2014-15.

PLANNING COMMISSION

The Planning Commission considered the following items as its June 26 meeting:

Pain & Rehabilitation Consultants' Management Group Parking Lot General Plan Amendment and Rezoning. The Commission considered a General Plan Amendment to add a Maximum Residential Density designation of 20/35 units per acre to the proposed Pain & Rehabilitation Consultants' (PRC) Management Group parking lot parcel at the northwest corner of Stanford Avenue and Doyle Street; to redesignate the surrounding City-owned property from Mixed Use with Residential to Park/Open Space and remove the "Other Park Opportunity" circle on the Land Use Diagram; and to change the Maximum Building Height from 30/55 feet to 30 feet/no bonus and the Maximum Floor Area Ratio from 1.2/1.6 to 0.5/No Bonus for both properties; and a rezoning of the proposed PRC parking lot from PO Park/Open Space to MUR Mixed Use with Residential. This proposal, which facilitates the land swap necessary for construction of the proposed park and private parking lot in conjunction with the adjacent Parkside Apartment project, was previously considered by the Commission on May 22, but, due to a notification error, was reconsidered on June 26. The Commission voted 3-2 to approve the proposal, with Commissioners Keller, Moss, and Cardoza voting "aye", Commissioners Donaldson and Kuemmerle voting "no", Commissioner Gunkel recused, and Commissioner Tann absent. Due to an anomaly of State planning law, the vote was sufficient to approve the rezoning, which requires a majority of those present and voting, but not to approve the General Plan Amendment, which requires a majority of the total Commission membership (i.e. 4 out of 7). The Commission's action is advisory to the City Council, which will take up the matter on July 1.

Housing Element. The Commission reviewed the draft 2015-2023 Housing Element of the General Plan, recommended deleting details in policies about architectural diversity and prevention of stormwater intrusion, and recommended amending standards to promote high-quality open space and community interaction. The Commission recommended City Council approval with these changes, for submittal to the State Housing and Community Development Department for their compliance review.

Development Impact Fees. The Commission considered proposed amendments to the Planning Regulations to allow for the establishment of development impact fees by modifying Article 4 of Chapter 5, "Affordable Housing Set-Aside Program", to be retitled "Affordable Housing Program", and adding a new Article 19 of Chapter 5, "Development Impact Fees". This is "enabling legislation" to address procedures for the implementation of the proposed affordable housing, parks and recreation, and transportation impact fees. The Commission voted 5-1 to recommend City Council adoption of the amendments; Commissioner Tann was absent, and Commissioner Gunkel voted "no" because he felt that the proposed reduced threshold from 30 units to 10 units was too low for condominiums to be required to provide affordable units. The City Council will consider the proposed amendments on July 1 and 15, in conjunction with the proposed impact fees.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its June 2 meeting the BPAC received an update on planning for the upcoming Love Our Neighborhood Day (formerly "Oaklavia") event scheduled for July 12. This year's Bike to Work Day event, which took place in May, was also reviewed and discussed. Suggestions for next year included having more supplies for the greenway energizer station and having supplies dropped off at locations near energizer stations a day ahead of time to help expedite setting-up on Bike to Work Day. Keeping the event car-free (no cars were used for set-up or in obtaining supplies) was stated as a priority. The BPAC also discussed potential traffic-calming designs for Horton Street and voted to recommend that any traffic-calming designs consider Level 5 implementation measures as outlined in the Pedestrian and Bicycle Plan. The BPAC also reviewed Emeryville's first bicycle corral application to be located in front of the new CommonWealth Café at 3986 Adeline Street. The BPAC unanimously recommended approval of the bike corral to the Transportation Committee.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At the committee's June 4 meeting, the directors of Planning and Building, and Public Works, reviewed recent efforts to better coordinate the permitting process, including better integration of the processing of building permits by the Building Division and stormwater permits by Public Works. The Planning and Building Director also presented the final draft of the informational brochure for small businesses. Staff summarized the results of the worksheet that had been distributed to committee members to prioritize implementation strategies for the Economic Development Strategy. Committee members suggested inviting representatives of the West Oakland Commerce Association (WOCA) and SkyDeck Berkeley to the next meeting, and that the July meeting be cancelled if representatives from these two organizations were not available. [Because representatives were not available, the committee's July meeting was subsequently canceled.]

HOUSING COMMITTEE

At its June 4 meeting, committee approved the draft 2015-2022 Housing Element draft for submittal to the State Housing and Community Development Department for compliance review. The committee also review proposed changes to the Affordable Housing Set Aside Ordinance to implement the affordable housing impact fee, and heard an update on the 3706 San Pablo Avenue affordable housing project.

PARKS AND RECREATION COMMITTEE

At its June 18 meeting, the committee discussed the Christie Avenue Park redesign and expansion, which is proposed as the next phase of the Marketplace Redevelopment Project. The committee also heard status reports on the Joseph Emery Skate Spot and the Emeryville Greenway, and discussed a draft matrix for the Parks and Recreation Strategic Plan.

AC TRANSIT LIAISON COMMITTEE

This committee, which has not met for approximately five years, convened on June 26 with representatives of the AC Transit Board of Directors and staff, the Emery Go-Round, City Council members and staff, and citizens. The committee discussed proposed AC Transit route changes and potential service enhancements affecting Emeryville, the Emeryville-Berkeley-Oakland Transit Study (EBOTS), coordination between AC Transit and Emery Go-Round, and FTA funding for the Transit Center, which is passed through AC Transit.

PUBLIC ART COMMITTEE

The committee's June 12 meeting was canceled; its next regular monthly meeting will be on July 10.

COMMUNITY PRESERVATION COMMITTEE

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

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in June; its next regular quarterly meeting will be on August 13.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on June 11 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, and Fire departments and the City Attorney's Office discussing the following projects:

East BayBridge Facade Upgrade. Committee members agreed that the design was a vast improvement over the previous submittal. No major concerns were identified. Structural soil requirements for tree plantings were discussed.

Parkside Apartments Signs. DCC members reviewed proposed project identity signage and a proposed master sign program. Committee members agreed that the new proposal for identity wall signage was an improvement over the prior submittal, which had large project identity letters on the glass element at the corner of Powell and Hollis that was out of character with the architectural design of the project. The place-holder name, "The Park on Powell", was also seen as an improvement over the previous branding of "1333 Powell", which could have led to confusion as the project includes three separate buildings with four different addresses. [The project has since been re-branded as "Parc on Powell".] Committee members felt that the new proposal was acceptable.

6701 Shellmound Residential Project ("Nady Site"). It was noted that the plans needed to show additional information regarding compliance with private open space and courtyard requirements. The Public Works Director stated that the applicant should provide a space within the building for PG&E transformers, as pad-mounted transformers in the public right-of-way will not be permitted. The Building Division plan check engineer requested that the applicant set up an appointment to discuss exiting and fire wall issues prior to project approval by the Planning Commission. He also stated that there may be ADA requirements that would apply to the community garden area. It was noted that the applicant needed to revise the stormwater plan to ensure that there were no trees in the stormwater planters.

Christie Avenue Park Redesign and Expansion. It was suggested that the applicant should submit optional plans for the design of the park: one that completely redesigns the entire park; a second that retains the existing park as it is and combines that with the design for the new portion; and a third that is a mix of the first two. It was stated that the park should incorporate "play" area as one of the key features in keeping with the City's policy goal of creating family friendly housing. It was felt that the design should incorporate some kind of playground such as half basketball court as this would help in keeping the park active. It was noted that trees cannot be planted on the existing sewer easement running across the park. The plan check engineer noted that the applicant should be aware of that there are now ADA requirements for recreation that may apply to this project. It was suggested that the applicant look into saving as many existing trees as possible in their design.

Peladeau Park/Greenway Design. DCC members reviewed the current park design and agreed with the concept of removing one of the two proposed windmills and the proposed drinking fountain as cost-cutting measures. The proposed "green screens" were also discussed and the project schedule was reviewed.

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 June are discussed below.

6701 Shellmound Street Project ("Nady Site"). The 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), was published on June 9 for a 30-day public comment period ending on July 8. Staff met internally to discuss the project on June 4 and responded to a Public Records Act request for documents related to the project.

Marketplace Redevelopment Project. Staff met with the applicant on June 23 to discuss future phases of this Planned Unit Development (PUD), focusing on the residential component.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

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, and continued the item to a future meeting. This item is now scheduled to be considered by the Planning Commission on July 24 (pending).

IKEA Fuel Cells, 4400 Shellmound Street. A Minor Design Review permit for a new fuel cell installation and enclosure was submitted on June 6 (pending).

Exterior Improvements, 1075 41st Street. A Minor Design Review permit for exterior and landscaping improvements for this single family house was submitted on June 30 (pending).

East BayBridge Trash Enclosure, 1151 40th Street. A Minor Design Review permit to enlarge an existing trash enclosure was approved on June 5.

Siding Replacement, 1033 47th Street. A Minor Design Review permit to replace the siding on all units of this triplex was approved on June 11.

Siding Replacement, 4406 Adeline Street. A Minor Design Review permit to change the exterior siding of this single-family home to stucco was approved on June 13.

Signs

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).

EMME Project Logo, 6350 Christie Avenue. A Minor Sign permit application for one new project identification sign was submitted on June 26 (pending).

Prizefighter, 6702 Hollis Street. A Minor Sign permit for one wall sign and one projecting sign was approved on June 5.

Conditional Use Permits

Adeline Salon, 4365 Adeline Street. A Minor Conditional Use Permit for a beauty salon was approved on June 10.

LePort Schools, 6460 Hollis Street. A Minor Conditional Use Permit for a school was approved on June 12.

TelePacific Communications, 1603 Powell Street. A Minor Conditional Use Permit for the height of wireless rooftop equipment was approved on June 13. 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 has now been approved administratively by staff.

Off the Grid, Shellmound Street. A Temporary Use Permit application for an on-going Saturday food-truck event in the parking lot across Shellmound Street from the Public Market was submitted on June 16 (pending).

Sidewalk Café Permits

CommonWealth Bicycle Corral, 3986 Adeline Street. A permit application for a bicycle corral in on the street in front of this new café was submitted on May 2 (pending).

CommonWealth Sidewalk Cafe, 3986 Adeline Street. A permit for a sidewalk café in front of this new café was approved on June 13.

Subdivisions

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

Public Market, Shellmound Street. A Subdivision permit for a lot line adjustment was submitted on June 23 (pending).

Noise Waivers

Noise Waiver, 1333 Powell Street. A Noise Waiver application for Saturday and Sunday work at the Parc on Powell (formerly Parkside) apartment project was submitted on June 9, and is scheduled to be considered by the City Council on July 15; staff is recommending denial (pending).

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Public review of options continued in June with the Emeryville City Council, AC Transit Board and the Berkeley Transportation Commission. On June 11, the AC Transit Board commented that new service should address West Oakland's needs. On June 17, the Emeryville City Council held a study session, which is described above. On June 19, the Berkeley Transportation Commission commented that connections are needed from West Berkeley to downtown Berkeley, to Ashby BART, and to Emeryville for transbay access. The Commissioners said only one Circulator route is needed in Emeryville if pedestrian access across the tracks is improved, and prioritizing routes could reduce cost. They liked the routes combining east-west and north-south travel. They requested service up to Gilman on 6th, and said the study area is not dense enough for streetcars. In addition to presenting at these meetings and the City Council meeting described above, staff updated the webpage (http://www.emeryville.org/ebots), summarized questionnaire responses, added ridership projection methods to the presentation, corresponded with

citizens, set July meetings with the Technical Advisory Committee and Oakland's Community and Economic Development Committee, and made a list of questions and ideas for the consultants based on comments on the options.

Housing Element. Staff and consultant presented the draft Housing Element to the Housing Committee and the Planning Commission as described above, and submitted a staff report for the July 15 City Council meeting. Further information is at http://www.emeryville.org/housingelement.

Design Guidelines - Family Friendly Housing. The consulting architect who has been hired to illustrate the guidelines revised drawings in response to comments received in a meeting with staff in May.

Climate Change Adaptation for Transportation Assets – Bay Bridge Focus Area Working Group. Staff researched methods for marsh preservation and sketched ideas for this group of stakeholders in the area around the Bay Bridge touchdown that has been convened by the Metropolitan Transportation Commission (MTC) and Bay Conservation and Development Commission (BCDC) Adapting to Rising Tides staff.

Goods Movement Technical Team. Staff attended this meeting on June 5 at the Alameda County Transportation Commission office in Oakland, and heard about how to choose performance measures for the Countywide Goods Movement Plan.

Property-based Business Improvement District Information. Staff reviewed square footage in Emeryville of buildings on city borders, and land use codes and square footage of buildings where change is occurring or information differs from Assessor's data. This information will be used for the levy that supports the Emery Go-Round.

Impact Fees. On June 5, staff met to discuss amendments to the Planning Regulations that are needed to implement the proposed impact fees, as well as the schedule for consideration of the code amendments by the Planning Commission in June and of the code amendments and proposed fees by the City Council in July. Further information is at http://emeryville.org/impactfees.

North Hollis Parking Strategies. On June 12, staff met to review the history and implementation status of the North Hollis area parking study and to discuss the strategy going forward.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the twelfth and final month of fiscal year 2013-2014 for building permit and inspection activity. Also included are the fiscal year 2012-2013 building permit and inspection activity tables for comparison. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in June:

Permits Issued:	54
Total Valuation:	About $1.46 million
Fees Collected:	About $72,300

Inspections: 1,877
- Major projects: 668 (36%)
- Other: 1,209 (64%)

Fast Track Plan Check:
- Same day: 14 applications
- Within 2 weeks: 13 applications

Public Contacts and Inquiries:
- Counter contacts: 161
- Telephone inquiries: 131

Once again, the number of inspections conducted in June surpassed all previous records, reflecting major projects under construction, tenant improvements, construction defect repair projects, and miscellaneous projects all over the city.

The totals for fiscal years 2013-2014 and 2012-13 are as follows:

	FY 2013-2014	**FY 2012-2013**
Permits:	673	735
Valuation:	$44,310,785	$135,535,000
Fees:	$1,939,118	$5,021,693
Inspections	12,156	5,907

While the number and value of permits issued was down this year, the number of inspections conducted was more than double that of the previous year, reflecting construction activity resulting from permits issued last year. Building permits for two large residential projects at 3800 San Pablo Avenue and 3900 Adeline Street, with a total valuation of about $36 million, are almost ready to issue. If they had been issued before June 30, the total valuation of permits in fiscal year 2013-2014 would have been about $80 million. As it is, that valuation will be included in the fiscal year 2014-2015 totals.

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:

- ***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; repair and replace stucco finishing.
- ***Emery Glen*** – 6200 Doyle Street.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal year 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 June. 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.
- ***Bacano*** – 1298 65th Street; tenant improvement, food service equipment.
- ***3900 Adeline Street*** – Demolition of existing structure including foundation.
- ***Basic Cafe*** – 5000 Adeline Street; tenant improvement for cafe.
- ***Tubemogul*** – 1250 53rd Street; tenant improvement.
- ***1151 40th Street*** – Property owner shell improvements.
- ***Shell Gas Station*** – 1800 Powell Street; installation of monument pole, excavation.
- ***4512 Hollis Street*** – Reroof, removal and replace metal roofing material.
- ***3 Captain Drive, Unit D204*** – Fire damage repair.
- ***6 Commodore Drive, Unit C331*** – Kitchen and bathroom remodel.
- ***Fire Station*** – 2333 Powell Street; removal of roof-top antennas.
- ***4406 Adeline Street*** – Removal of wood siding, stucco replacement.
- ***1026 47th Street*** – Replace water heater ducts, replace forced air unit, and install gas lines and solar tube installation.
- ***EmeryStation East*** – 5885 Hollis Street; install junction box for electric vehicle (EV) charger.

- ***EmeryStation South*** – 5858 Horton Street; install junction box for EV charger.
- ***EmeryStation North*** – 5980 Horton Street; install junction box for EV charger.
- ***Starbucks*** – 5667 Christie Avenue; replace heat pump.
- ***1060 47th Street*** – Replace wall furnace.
- ***4365 Adeline Street*** – Install sink for hair salon.
- ***1255 Park Avenue*** – Private sewer lateral replacement.
- ***1900 Powell Street*** – Private sewer lateral replacement.
- ***Liquid Sugar Building A*** – 1245-1283 66th Street; construction defect repairs.
- ***Elevation 22 (Buildings 1-12)*** – Loop 22 and Powell Street; construction defect repairs.
- ***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 June 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 June:

- 21 sub permit types (final)

Code Enforcement/Graffiti Abatement

- The following cases were handled by the Chief Building Official in June:
- 8 graffiti cases, correspondence for abatement purposes.
- 1 code enforcement related case was abated.
- 1 Building Code related case (work without permits).
- 22 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 June 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

As noted above, Community and Economic Development Coordinator II Michelle DeGuzman has been appointed Acting Manager of the Economic Development and Housing Division effective July 1, pending recruitment of a permanent manager, which is expected to take several months. Michelle has been with the City for almost 12 years and has a wealth of experience in a broad range of economic development and housing functions.

ECONOMIC DEVELOPMENT

Local Hazard Mitigation Plan. Staff researched timing, cost, and issues related to the update of City's Local Hazard Mitigation Plan, to be discussed in July.

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. As noted above, the contract renewal was approved by the City Council on June 17.

Chamber of Commerce Contract. Staff worked with the Chamber and prepared a staff report and resolution for a contract for the Chamber to continue to provide services related to implementation of the Economic Development Strategy in fiscal year 2014-15, which is scheduled for City Council consideration on July 15.

BIO International Convention. Staff attended the 2014 BIO International Convention in San Diego on June 24 and 25 as an exhibitor in the California Pavilion and helped to organize panel discussions. The convention is billed as "the world's largest biotechnology gathering".

Economic Development Advisory Committee. Staff continued to provide support for the committee, tallying the results of the worksheet that had been distributed to committee members to prioritize implementation strategies for the Economic Development Strategy and preparing and distributing the packet for the June 4 meeting.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. Staff submitted a time extension request to the California Transportation Commission (CTC) on June 19 for consideration at the CTC's August 20-21 meeting for the $2 million State Transportation Improvement Program (STIP) funding for the Transit Center.

AFFORDABLE HOUSING

Parc on Powell and Emme Housing Projects. Staff continues to coordinate with developers on the marketing of the affordable units at the Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill) and Emme (64th and Christie) residential projects.

3706 San Pablo Avenue. The Alameda County Urban County Technical Advisory Committee recommended that the County award $548,658 in Urban County HOME funds and $272,000 in the Urban County CDBG Construction Pool to the Project.

3900 Adeline. Staff negotiated an Affordable Housing Agreement with five units of very low income and seven units of moderate income units in the proposed rental project at 3900 Adeline. The agreement is scheduled for City Council consideration on July 15.

CDBG Contracts. As noted above, on June 17 the City Council approved a three-year cooperative agreement with Alameda County to continue to be eligible for HOME and CDBG funds from the Urban County Allocation from HUD, and the annual allocation agreement for fiscal year 2014-15 was signed.

Rehabilitation Projects. Staff is working with the low income owners of two single-family homes who are interested in paint and rehab loans.

Artist Coop Sidewalk Improvements. Staff prepared a staff report and resolution for City Council consideration on July 15 for the reallocation of $55,785 in unexpended Community Development Block Grant funds from fiscal year 2012-13 for expenditure in fiscal year 2014-15 for Americans with Disabilities Act improvements to the sidewalks at the Emeryville Artist Cooperative at 1420 45th Street.

North County Jurisdictions Homeless Meeting. Staff met on June 10 and 23 to debrief on the meeting of housing, police and public works representatives and senior staff from the cities of Emeryville, Oakland, Albany and Berkeley that had occurred on May 23 to discuss coordinating homeless services.

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

- Two subordination requests are in process, currently awaiting documentation from lenders.
- Two BMR units are on the market: a one-bedroom in Andante and a two-bedroom single-family home in Oak Walk.
- Coordinated with Public Works and the City Attorney's office to determine the impact of Private Sewer Lateral Ordinance on sale of the BMR home at Oak Walk.
- Closed sale of a one-bedroom BMR unit in 1500 Park to a single person household, including inspection of the BMR unit and income qualification of the new buyer.
- Sale of the BMR unit in 1500 Park resulted in repayment of an Ownership Housing Assistance Program (OHAP) loan, resulting in $122,300 for the Housing Asset Fund.
- Followed-up with three owner occupancy waiver requests.
- Sent notice to an owner occupancy violator to place the unit on the market or move back into the unit.
- Corrected a cloud on title for an owner of a unit in Vue 46 with regard to the Affordability Agreement.
- Provided assistance to a program participant who received a notice of default.
- Worked with borrower who requested a short sale of a First Time Homebuyer Loan as part of the sale of her market rate unit. The transaction was not completed, but staff will continue to work with the borrower to determine if a short sale of the City loan is necessary for future transactions.
- Responded to 37 requests for information regarding homeownership programs, including both interested parties and existing program participants.

- Sent out follow up letters to incomplete responses and non-respondents to the City's owner occupancy monitoring activity.

CAPITAL PROJECTS

48th Street Community Garden. ED&H staff, working with Public Works and the City Attorney's Office, completed reimbursement to Emeryville Community Organic Gardens and their subcontractors for fence and gate installations and initiation of the garden beds and site furnishings. Work is expected to be completed by September. A grand opening is being planned.

Safe Routes to School: (SR2S). Staff received authorization to proceed with construction and allocation of funds from the State of California Department of Transportation for improvements at 43rd, 45th and 47th Street and San Pablo Avenue. Staff also received $46,000 to 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. ED&H staff will meet with Community Services Department staff to initiate this program in June, consistent with the grant requirements.

Safe Routes to Transit (SRTT). Public Works contracted for the work in June with a preconstruction meeting planned in July for this project to improve the pedestrian environment at the "star" intersection and 40th/San Pablo. ED&H staff is preparing the annual report to the funder in July and will close out the grant by December.

GRANT PROSPECTS

In June, staff began discussion about eligibility for various qualifying projects for the Transportation Fund for Clean Air (TFCA) due in July. Staff also began collaboration with a non-profit educational organization to apply to the Coastal Conservancy for an award for environmental adaption to sea level rise at Point Emery for oyster habitat and reef installations in concert with the proposed rip rap installation.

PUBLIC ART PROGRAM

Bus Shelter Temporary Art Program. Staff solicited a scope of work from consultant Regina Almaguer for releasing the Request for Proposals (RFP) for a third phase of the Bus Shelter Temporary Art Program with release of the RFP expected in July.

Public Art Master Plan. Staff prepared a proposal for the process of soliciting a consultant to prepare a Public Art Master Plan. The Public Art Committee will review staff's proposal in July.

Shellmound Street-Powell Street Bridge Public Art. Two of the four finalists for the Shellmound Street-Powell Street Bridge Public Art project visited the site on June 3. The second group will tour it on July 15. 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.

Purchase Award. Staff solicited a scope of work from consultant Regina Almaguer for solicitation of a Selection Panel and consideration of expansion of the Purchase Award program to alternate

City sites including the Police Station, Recreation Center and Senior Center. The Public Art Committee will review staff's proposal in July, and the possibility of alternate sites to City Hall will be brought for City Council consideration in September, prior to convening the Selection Panel. The annual Purchase Award is the program under which the City purchases art from the Emeryville Celebration of Arts annual show, which features artists who live or work in Emeryville.

Public Art in Private Development. Staff responded to inquiries about the requirements of the Art in Public Places ordinance for Peet's Coffee and Tea and assessed the potential pipeline projects' impact on public art in Emeryville, with $1 million in either on-site public art or payment of in-lieu fees for the establishment of public art from projects currently seeking building permits or under construction. Staff initiated discussion of possible cost recovery for staff review of public art requirements for new developments.

Poet Laureate. Staff sought and received Emeryville Transportation Management Association approval of the Poet Laureate's proposal to initiate a call for regional poets to be exhibited on the Emery Go-Round and reviewed the Poet's draft call and program description. The call will be carried by the Poet Laureate in July and be first installed on all Emery Go-Round shuttles in October in concert with the Emeryville Celebration of the Arts annual show.

Conference Call with Oakland. On June 24, staff participated in a conference call with an Oakland City Councilmember and staff who are interested in establishing a "percent for art" requirement similar to Emeryville's. Staff commented on "lessons learned" and gave practical tips on establishing and implementing an art requirement for development projects.

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, had the Phase II testing proposal approved and the Phase I Report completed in June.

3706 San Pablo Avenue. In June, staff awaited State regulators' approval of the Site Cleanup Plan for 3706 San Pablo Avenue and increased the scope of the contractor, Weiss and Associates, in response to the continued and prolonged State review.

ADMINISTRATION/OTHER

California Building Standards Commission (CBSC) Revised Effective Date for 2013 Energy Standards. Earlier this year, the CBSC unanimously approved the revised effective date of the 2013 California Energy Code and the energy related portions of the 2013 CALGreen code to July 1, 2014. There are numerous provisions which affect the Nonresidential Building Energy Efficiency Standards that address building envelopes; lighting; mechanical; electrical power distribution systems; equipment; solar-ready; commissioning and compliance options.

In addition, the Nonresidential Lighting Control Acceptance Tests under the 2013 Energy Code are now required to be performed by Certified Lighting Controls Acceptance Test Technicians. In the June 2014 business meeting, the Commission formally determined that the Industry Certification Threshold has been met for Lighting Control Acceptance Test Technicians.

Accordingly, the requirement to use Certified Lighting Control Acceptance Test Technicians is mandatory as of the July 1, 2014 effective date of the 2013 Energy Code. The lighting control acceptance tests that now require the use of certified technicians are the tests set forth in the following Acceptance Test Forms:

- NRCA-LTI-02-A – Lighting Controls
- NRCA-LTI-03-A – Automatic Daylighting
- NRCA-LTI-04-A – Demand Responsive Controls
- NRCA-LTO-02-A – Outdoor Motion Sensor and Lighting Shut-off Controls

All new construction and additions, and any retrofits impacting more than 10 percent of the lights, must install lighting controls and those controls must be acceptance-tested by a State Certified Lighting Controls Acceptance Test Technician. In accordance with this provision the Building Division may not provide a certificate of occupancy for nonresidential construction projects subject to the 2013 Energy Code unless the Division confirms that lighting control acceptance tests have been performed and approved by a State Certified Acceptance Test Technician. Confirmation is provided by verifying that a valid Certified Lighting Control Acceptance Test Technician certification identification number issued by an approved Acceptance Test Technician Certification Provider has been included on the Acceptance Form. The California Advanced Lighting Controls Training Program is the only Acceptance Test Technician Certification Provider currently approved by the Commission to certify lighting control acceptance test technicians.

Redevelopment Agency Bond Refinancing Presentation and Tour. On June 24 and 25, the Planning and Building Director participated in two-hour sessions on Emeryville's financial health related to the refinancing of outstanding Redevelopment Agency tax allocation bonds. The first presentation was given to the rating agency, Standard and Poor's, while the second was given to potential bond insurers, Assured Guaranty and Build America Mutual. Both presentations were followed by a brief driving tour of the city featuring major development projects currently in the "pipeline", led by the Planning and Building Director.

Finance Director Interviews. On June 11, the Planning and Building Director participated on an interview panel to help select a new Finance Director.

Incident Command System (ICS) Training. As part of the City's ongoing efforts to be better prepared for responding to a disaster, Planning and Building staff took part in the mandatory ICS700 training on June 26, led by Nick Zubel, the Alameda County Fire Department's Emergency Preparedness Coordinator. The session focused on the National Incident Management System (NIMS), and was followed by an on-line test and certificate for all participants.

Interview for Academic Paper on Housing. On June 9, the Planning and Building Director was interviewed by Amnon Lehavi, an Israeli visiting professor of real estate at U.C. Berkeley, who is writing an academic paper on land use policy in the Bay Area, with a particular focus on housing. His research deals with the role of local governments in the Regional Housing Needs Allocation (RHNA), and explores whether this model could be adopted by other states/ countries facing similar challenges of rapid growth.

City News and Activity Guide Articles. Staff drafted articles on the new Temescal Creek (48th Street) Community Garden, new fun places to go (glass studio, billiards by a future park, bar with bike corral), development projects, and Emeryville-Berkeley-Oakland Transit Study.

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 with Finance staff on June 11 to resolve long-standing issues related to the Chiron and Pixar accounts; it was determined that these accounts can now be closed.

Grants Coordination. At its June 19 meeting, this interdepartmental committee discussed prospects including a Coastal Conservancy Climate Ready Grant for reef balls to reduce wave action at Point Emery, Transportation for Clean Air, and Regional Active Transportation; and grants with critical timelines including Safe Routes to School, State Transportation Improvement Program, Environmental Protection Agency, and Federal Transportation Administration grant for the Transit Center plaza.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over three years, since September 2, 2010, and the CodeTRAK and GIS components "went live" on March 19, 2013. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. In June, an intern began entering building permit data for major planning projects that received permits before TRAKIT was installed.

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

Planning and Building Department

Major Development Projects

June 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 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 Redevelop-ment 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 published 6/9/14. PC hearing tentatively 7/24/14.						
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	Demo permit app. for theater rec'd 6/24/14. 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**			
EmeryStation 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")	Residential - 100 units Retail - 21,640 s.f.	Residential bldg permit app. rec'd 12/24/13. Commercial shell bldg permit app. rec'd 6/30/14.			**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 issued by 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**			
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**			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade finaled 2/25/14. Building permit for TI issued 1/27/14.			**PC - 9/26/13**			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (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 June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 5959 Horton Street ("Mound" site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03	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.	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.	Geoffrey Sears Wareham Development (415) 457-4964

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
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 for residential structure on December 24, 2013. Submitted building permit application for commercial shell renovation on June 30, 2014.	Greg Pasquali Holliday Development (510) 588-5134

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue ("Emme" Apartments) FDP08-02	193 residential rental units in a five-story building.	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.	Josh Corzine (650) 849-1669
Marketplace Redevelopment Phase IB – Shellmound Street between Shellmound Way and 64th Street FDP13-001	Grocery store, retail, parking garage, realignment of Shellmound Street.	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. Received building permit application to demolish UA Theater on June 24, 2014.	Mark Stefan City Center Realty Partners (415) 395-2908
Marketplace Redevelopment Christie Avenue Park Redesign and Expansion FDP14-001	Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.	Community meeting held May 29, 2014. Planning Commission study session tentatively scheduled for July 24, 2014.	Mark Stefan City Center Realty Partners (415) 395-2908

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
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 published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. 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 Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
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 39th 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 issued on June 30, 2014.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15	Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	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.	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.	Seth Krubiner (415) 602-3326

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	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.	Ali Eslami (510) 774-8387

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
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 1st 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

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
OTHER			
City Storage Northeast corner of 40th 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

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue	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.	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 issued by Division of the State Architect. Demolition of existing buildings complete.	Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	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.	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.	Philip Banta Architect (510) 654-3255
Broken Rack 5768 Peladeau Street UPDR13-003	Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.	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.	Marilyn and Wayne Boucher (510) 652-9808

Planning & Building Department Status of Major Development Projects - City of Emeryville June 2014			
Project Name; Property Address and File Reference #:	*Description:*	*Status of Approvals and Construction Schedule*:	*Contact(s):*
Shell Gas Station Rebuild 1800 Powell Street UPDR13-002	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.	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.	Muthana Ibrahim M I Architects, Inc. (925) 287-1174
Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007	Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.	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.	John Horsh (510) 872-6182

	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	15	220
Plumb., Elec., Mech.	27	44	14	40	26	21	40	37	19	33	30	30	361
Fire	10	11	4	5	10	3	2	5	15	2	16	9	92
MON. TOTALS	58	89	27	69	55	37	61	60	46	52	65	54	
										FISCAL YEARLY TOTAL			673
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	$252,184	$8,854,994
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	$182,796	$5,080,822
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	$1,025,465	$30,374,969
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	$1,460,445	
										FISCAL YEARLY TOTAL			$44,310,785
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	$6,711.57	$214,999.39
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	$74.00	$1,991.00
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	$1,364.81	$42,992.37
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	$10,235.03	$319,463.45
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	$33,023.08	$765,094.55
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	$5,629.54	$114,770.96
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	$2,161.91	$69,014.51
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	$972.19	$45,973.23
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	$1,498.83	$43,226.41
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	$251.37	$7,974.66
Microfiche	$479.28	$403.56	$219.55	$923.54	$93.59	$228.66	$129.71	$307.43	$69.39	$80.22	$155.78	$88.34	$3,179.05
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	$1,884.70	$85,637.23
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	$4,740.00	$36,261.00
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	$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	$0.00	$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	$0.00	$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	$0.00	$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	$3,670.00	$54,315.00
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	$72,305.37	
												FISCAL YEARLY TOTAL	$1,939,118.47

	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	TOTAL
PERMITS ISSUED													
Building Permits	17	17	17	17	22	15	22	15	26	18	22	13	221
Plumb., Elec., Mech.	34	26	47	25	35	33	49	23	38	19	37	20	386
Fire	15	13	7	7	7	12	14	11	14	5	5	18	128
MON. TOTALS	66	56	71	49	64	60	85	49	78	42	64	51	
											FISCAL YEARLY TOTAL		735
VALUATION													
Residential	$212,052	$879,677	$41,699,262	$16,700	$1,291,300	$83,246	$41,872,694	$262,700	$3,004,830	$331,400	$769,345	$92,140	$90,515,346
Sub Permits	$529,503	$4,249,034	$840,184	$353,152	$90,041	$256,277	$376,345	$353,403	$1,196,654	$1,670,670	$86,661	$186,996	$10,188,920
Commercial	$1,877,866	$1,261,060	$3,360,132	$2,288,239	$3,560,738	$1,786,562	$4,429,468	$1,610,835	$3,545,610	$102,880	$8,152,682	$2,854,887	$34,830,959
MON. TOTALS	$2,619,421	$6,389,771	$45,899,578	$2,658,091	$4,942,079	$2,126,085	$46,678,507	$2,226,938	$7,747,094	$2,104,950	$9,008,688	$3,134,023	
											FISCAL YEARLY TOTAL		$135,535,225
FEES COLLECTED													
General Plan	$11,598.39	$35,463.11	$229,894.75	$13,692.99	$27,568.10	$221,129.75	$24,632.29	$10,923.80	$33,817.31	$10,481.14	$45,617.74	$15,222.26	$680,041.63
Building Standards Admin.	$121.00	$313.00	$1,863.00	$132.00	$246.00	$1,796.00	$234.00	$109.00	$310.00	$104.00	$393.00	$149.00	$5,770.00
Technology Fee	$2,319.67	$7,092.62	$45,978.95	$2,738.59	$5,491.33	$44,251.25	$5,020.88	$2,184.76	$6,669.06	$2,096.24	$9,123.55	$3,044.45	$136,011.35
Building Permit	$16,153.15	$21,797.74	$360,608.43	$19,111.31	$43,181.35	$433,166.00	$37,932.64	$15,308.53	$52,145.58	$16,679.91	$70,727.71	$23,816.36	$1,110,628.71
Plan Review	$36,019.25	$27,116.70	-$40,505.54	$47,419.53	$17,769.14	$40,632.86	$22,443.72	$17,566.47	$48,889.15	$51,221.40	$39,189.15	$11,820.94	$319,582.77
Energy Review	$3,042.25	$507.41	-$10,821.05	$7,655.92	$1,297.31	$6,469.13	$3,210.75	$1,043.75	$5,309.21	$7,671.00	$5,318.91	$605.83	$31,310.42
Electrical Permit	$5,050.59	$4,692.15	$78,150.74	$3,822.31	$7,640.15	$87,230.91	$9,261.24	$5,085.28	$8,100.99	$3,042.75	$14,829.47	$4,508.46	$231,415.04
Plumbing Permit	$3,143.06	$4,825.44	$66,444.07	$3,876.28	$6,125.36	$78,187.43	$5,912.08	$2,494.51	$4,299.69	$1,370.94	$12,870.53	$3,582.00	$193,131.39
Mechanical Permit	$1,829.45	$445.15	$66,117.17	$2,796.76	$5,036.61	$73,560.64	$6,398.13	$2,507.98	$5,146.60	$2,073.11	$11,779.09	$2,857.90	$180,548.59
S.M.I.P.	$384.02	$511.60	$9,462.48	$491.40	$945.00	$9,153.91	$1,124.04	$391.42	$1,335.96	$415.06	$1,839.19	$626.50	$26,680.58
Microfiche	$170.31	$582.65	$3,645.32	$186.23	$425.37	$4,271.56	$434.16	$168.61	$535.68	$139.64	$649.81	$210.43	$11,419.77
Fire Dept. Fees	$6,190.54	$4,242.55	$128,635.89	$9,528.74	$934.34	$151,013.97	$9,765.23	$5,786.06	$4,427.90	$1,256.53	$9,724.22	$6,192.30	$337,698.27
Sewer Connection	$0.00	$0.00	$92,979.01	$387.00	$2,370.00	$149,051.00	$50,804.98	$0.00	$13,983.00	$237.00	$0.00	$1,896.00	$311,707.99
Bay-Shell	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Traffic Impact	$0.00	$0.00	$0.00	$0.00	$0.00	$7,706.82	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,706.82
School	$0.00	$0.00	$573,826.92	$0.00	$0.00	$521,575.52	$2,191.86	$0.00	$0.00	$0.00	$0.00	$0.00	$1,097,594.30
Art Public Places	$0.00	$0.00	$0.00	$0.00	$0.00	$208,952.00	$25,611.62	$0.00	$17,831.48	$0.00	$0.00	$0.00	$252,395.10
Other : **(PSL, AMMR)**	$3,978.00	$42,768.03	$9,025.00	$4,532.00	$1,565.50	$1,298.00	$6,907.00	$2,955.00	$5,865.00	$571.00	$4,685.00	$3,901.00	$88,050.53
MON. TOTALS	$89,999.68	$150,358.15	$1,615,305.14	$116,371.06	$120,595.56	$2,039,446.75	$211,884.62	$66,525.17	$208,666.61	$97,359.72	$226,747.37	$78,433.43	
											FISCAL YEARLY TOTAL		$5,021,693.26

BUILDING DIVISION INSPECTION LOG FY 13/14

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2013-2014												
				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
AMBASSADOR HOUSING (3 buildings)	$18,239,155	15-Mar-12	100%	211	167	198	235	166	31	8	0	0				1,016
BAKERY LOFTS PHASE IV	$2,779,000	9-May-12	100%	70	5	3	3	2	3	1						87
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	$1,800,000	22-Oct-10	98%	40	25	35	30	14	21	14	22	13	39	65	20	338
BRIDGEWATER APTS (Remodel 48 units)	$1,090,000	28-Aug-13	60%	0	0	5	10	11	23	10	15	23	10	33	101	241
CITY STORAGE	$5,718,304	22-Oct-13	55%				0	2	10	33	50	65	89	113	35	397
EMERYSTATION GREENWAY	$22,789,452	25-Feb-11	95%	0	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	0	480
PARKSIDE APARTMENTS (3 buildings)	$41,622,842	14-Sep-12	58%	177	155	133	150	161	170	191	201	210	242	289	225	2,304
64th AND CHRISTIE APARTMENTS	$41,790,400	10-Jan-13	58%	159	134	122	135	125	119	134	155	177	255	330	280	2,125
ELEVATION 22 (Buildings 1-12 defects)	$1,070,000	30-Jul-13	75%	0	25	15	15	11	3	5	8	5	15	33	7	142
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376	445	424	489	569	820	1,199	5,994
CODE ENFORCEMENT[1]	CONT.	CONT.	CONT.	38	15	6	3	2	8	4	14	9	5	21	10	135
				1,096	817	564	733	643	763	861	928	1,027	1,299	1,829	1,877	
[1]Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																12,156

BUILDING DIVISION INSPECTION LOG FY 12/13

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2012-2013												
				Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	TOTAL
AMBASSADOR HOUSING (3 buildings)	$18,239,155	15-Mar-12	68%	33	44	38	66	55	45	75	65	95	121	95	198	897
BAKERY LOFTS PHASE IV	$2,779,000	9-May-12	78%	0	1	0	23	15	10	31	46	65	35	30	68	324
BRIDGECOURT APTS - Buildings 1&2 defects	$1,800,000	22-Oct-10	90%	5	2	3	10	5	8	12	6	7	12	21	45	136
EMERYSTATION GREENWAY	$22,789,452	25-Feb-11	95%	2	4	0	0	0	0	0	0	0	0	0	0	6
EMERYVILLE MARINA-South Basin deck	$2,225,280	11-Nov-09	100%	0	0	1	0									1
LIQUID SUGAR - Buildings C&D defects	$1,475,729	16-Mar-10	100%	4	6	0	5	2	7							24
OCEAN AVENUE TOWNHOMES	$1,275,000	30-Jun-11	15%	0	2	0	1	0	0	0	0	0	3	30	61	97
PARKSIDE APARTMENTS (3 buildings)	$41,622,842	14-Sep-12	25%				5	3	8	27	33	45	56	90	165	432
64th and CHRISTIE APARTMENTS	$38,500,000	10-Jan-13	17%					0	0	0	6	44	52	86	161	349
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231	246	383	250	363	354	290	524	3530
CODE ENFORCEMENT[1]	CONT.	CONT.	CONT.	14	19	12	5	8	7	5	8	10	10	7	6	111
				240	335	224	395	319	331	533	414	629	643	649	1,228	
[1]Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																5,907