




## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** August 1, 2014

**TO:** Sabrina Landreth, City Manager

**FROM:** Charles S. Bryant, Community Development Director 

**SUBJECT:** **PROGRESS REPORT – JULY 2014**

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### HIGHLIGHTS OF THE MONTH

The City Council adopted development impact fees on July 15. These fees, which have been in preparation over the last several years, will help fund affordable housing projects, parks and recreation facilities, and pedestrian, bicycle, public transit, and automobile circulation improvements as called for in the General Plan, Parks and Recreation Strategic Plan, Pedestrian and Bicycle Plan, and Sustainable Transportation Plan. The fees will apply to building permits issued on or after September 15.

The draft 2015-2023 Housing Element was approved by the City Council on July 15 and submitted to the state Housing and Community Development Department for compliance review.

The Planning Commission approved façade upgrades for one of the buildings at the East BayBridge shopping center; new tenants will include Nordstrom Rack and Ulta Beauty.

The Planning Commission held a study session on a proposed redesign and expansion of Christie Avenue Park, which is part of the Marketplace Redevelopment Project Planned Unit Development.

Avalon Bay's proposal for a 211-unit residential project on the "Nady site" at 6701 Shellmound Street has been withdrawn and they are no longer in contract to buy the property. The property owner, John Nady, has indicated that he would like to go forward with the project as the applicant, although no application has yet been received from him.

The Technical Advisory Committee for the Emeryville-Berkeley-Oakland Transit Study (EBOTS) met on July 18 and reached consensus on draft recommendations of the study.

The State awarded Emeryville a \$477,950 Housing-Related Parks grant, which will be used for the Emeryville Center of Community Life project. The award included \$14,400 in bonus funds for the City's relative competitive position in achieving Regional Housing Needs Allocation (RHNA) goals as compared to other applicants.

Two locally-owned, local-serving businesses received certificates of occupancy in July and can now open for business: Scarlet City Espresso Bar at 3960 Adeline Street, and Broken Rack billiards hall at 5768 Peladeau Street. The City Council also approved the City's first "bike corral", for Commonwealth Café at 3986 Adeline Street.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### July 1

**PRC General Plan Amendment and Rezoning.** The Council passed a resolution amending the General Plan 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. The Council also introduced the first reading of an ordinance to rezone the proposed PRC parking lot from PO Park/Open Space to MUR Mixed Use with Residential. The vote was 3-1 with Mayor Asher voting "no" and Councilmember West recused. This proposal facilitates the land swap necessary for construction of the proposed park and private parking lot in conjunction with the adjacent Parc on Powell (formerly Parkside and Papermill) Apartment project.

**Development Impact Fees.** The Council held a public hearing on the proposed affordable housing, park and recreation facility, and transportation facility impact fees, and introduced the first reading of the two ordinances amending the Planning Regulations to enable these fees.

#### July 15

**PRC General Plan Amendment and Rezoning.** The Council considered the second reading of an ordinance to rezone the proposed Pain & Rehabilitation Consultants' (PRC) Management Group parking lot parcel at the northwest corner of Stanford Avenue and Doyle Street from PO Park/Open Space to MUR Mixed Use with Residential. Because Councilmember Atkin was absent, there were not three affirmative votes as required to pass an ordinance, so the Council continued the item to the September 2 meeting.

**Development Impact Fees.** The Council adopted the two ordinances amending the Planning Regulations to enable the impact fees, and passed three resolutions adopting the fees, which will take effect on September 13.

**Charter and Real Estate Transfer Tax.** The Council held a public hearing on a proposed City charter, and considered polling results that indicate an overall favorable attitude of the residents towards City services and a likelihood that the proposed charter will pass. The Council also discussed the proposed real estate transfer tax that is to be on the ballot in November with the charter, and decided to make it a straight \$12 per \$1,000 rate, with no minimum and no tiering.

**Parc on Powell Noise Waiver.** The Council denied a noise waiver for weekend construction work at the Parc on Powell apartment project, which was the staff recommendation.

**Chamber of Commerce Contract.** The Council considered a \$25,000 Professional Services Agreement with the Emeryville Chamber of Commerce to provide services related to implementation of the Economic Development Strategy in fiscal year 2014-15, requested additional information, and continued the item to the September 2 meeting.

**Housing Element.** The Council approved the draft 2015-2023 Housing Element for submittal to the state Housing and Community Development Department for compliance review. A proposal for a rent stabilization board was referred to the Housing Committee.

**Horton Street Bicycle Boulevard.** The Council gave direction for community meetings in September on traffic calming treatments for Horton Street.

**Bike Corral.** The Council approved the City's first bicycle corral (bike parking in an on-street parking space) in front of the future CommonWealth Café on Adeline Street.

**Scarlet City Cafe.** On the consent calendar, the Council approved a "Finding of Public Convenience or Necessity" for the state Department of Alcoholic Beverage Control (ABC) to issue a liquor license for this new café in the Key Route Lofts building at Yerba Buena Avenue and Adeline Street to serve beer.

**3900 Adeline Street Affordability Agreement.** On the consent calendar, the Council approved an agreement on affordable units for the 101-unit 3900 Adeline Street rental residential project, including seven below market rate units for moderate income households and five below market rate units for very low income households.

**Artist Coop Sidewalk Repairs.** On the consent calendar, the Council approved the reallocation of \$55,785 of unexpended Community Development Block Grant (CDBG) funds from fiscal year 2012-13 to fund Americans with Disabilities Act (ADA) improvements to the sidewalks at the Emeryville Artist Cooperative at 1420 45th Street in fiscal year 2014-15.

**Marketplace Traffic Study.** On the consent calendar, the Council approved a First Amendment of the Professional Services Agreement with Fehr and Peers to increase the maximum compensation by \$5,000 for a total amount not to exceed \$53,695 for a traffic analysis of the proposed Marketplace Redevelopment Final Development Plan Phase IB project.

## PLANNING COMMISSION

The Planning Commission considered the following items as its July 24 meeting:

**Election of Officers.** The Commission elected Sean Moss as Chair and Kairee Tann as Vice Chair for the 2014-2015 term.

**East BayBridge Façade Improvements.** The Commission approved a Major Design Review application to modify the façade of existing and resubdivided tenant spaces at 3839 Emery Street in the East BayBridge Shopping Center. New tenants will be Nordstrom Rack and Ulta Beauty, replacing Pacific Sales and Office Max. Improvements will be made to the entire building, including the existing Sports Authority store and small retail spaces at the west end.

The Commission expressed general satisfaction with the applicant's responses to the issues raised at the April 24 meeting. The vote on approval was 5-1, with Chair Moss voting "no" and Commissioner Kuemmerle absent.

***Parc on Powell Master Sign Program.*** The Commission unanimously approved a Master Sign Program for tenant identity signage at 1333 and 1303 Powell Street.

***Parc on Powell Project Identity Signage.*** On a 5-1 vote, with Commissioner Donaldson voting "no" and Commissioner Kuemmerle absent, the Commission approved a Major Sign Permit application for project identity signage at 1333 and 1303 Powell Street, with a condition that the dimensions of the main sign at Powell and Hollis Streets be reduced by ten percent.

***Christie Avenue Park Redesign and Expansion.*** The Commission held a study session on a proposed Final Development Plan (FDP) to redesign and expand Christie Avenue Park as required by the Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. There were five citizens who spoke on this item. They commented on a desire to include the City-owned parcels south of the park in the expansion, preserving existing trees, a dog park and not too many program elements, an acoustical and visual separation of the park from parked cars, and the elimination of the existing berm. The Commissioners generally liked the landscape architects' approach to the park design. The proposed park program elements were generally agreeable. It was suggested that the dog park be non-circular and separated from the children's play area. It was strongly suggested that standard play equipment should replace or augment the proposed "natural elements" (art sculptures and berms). It was noted that an arborist report would be necessary to determine what trees can be preserved.

## **BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE**

At its July 7 meeting the BPAC reviewed plans and provided comments on the East BayBridge Center façade improvement application. Committee recommendations included adding more bicycle parking than is required by the Planning Regulations, placing more of the bicycle parking by the smaller stores on the western corner of the project, and adding more tree canopy in the parking lot to improve the pedestrian experience. The Committee also discussed bicycle parking availability at Bay Street. No action was taken, but Bay Street was identified as an excellent location for a future Bike Share pod. Additionally, Committee members requested that everyone on the Committee spread the word about the upcoming Love Our Neighborhood Day event on July 15, and an overview of the status of Bike Sharing in the East Bay was provided by staff.

## **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

The committee did not meet in July; its next regular meeting will be on August 6.

## **HOUSING COMMITTEE**

The committee did not meet in July; its next regular meeting will be on August 6.

## PARKS AND RECREATION COMMITTEE

The committee did not meet in July; its next regular meeting will be on August 20.

## PUBLIC ART COMMITTEE

At its July 10 meeting, the PAC formed a Purchase Award Site Selection Subcommittee to consider sites beyond City Hall for the annual Emeryville Celebration of the Arts Purchase Award and recommended contracting with Regina Almaguer for the commission of a selection panel and recommendation to the City Council of the selection of a piece for public display. The PAC also formed a subcommittee to draft an RFP and form a selection process for the Emeryville Public Art Master Plan. At the next meeting on August 14, nominations for the selection panels for the Bus Shelter and Purchase Award programs will be made.

## COMMUNITY PRESERVATION COMMITTEE

At its July 23 meeting, the committee heard a status report on abatement activities for the blighted residential property at 1264 Ocean Avenue, heard a status report on the formerly abandoned and blighted residential property at 1075 41<sup>st</sup> Street, which has been purchased and is being renovated for resale, and discussed other properties on the Key Property List.

## PARK AVENUE DISTRICT ADVISORY COMMITTEE

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

## DEVELOPMENT COORDINATING COMMITTEE

The DCC met on July 16 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works, Community Services, and Police departments; and the City Attorney's Office discussing the following projects:

**Wareham Banners.** DCC members discussed a proposal by Wareham Development to install banners on City streetlight poles in and around the EmeryStation complex. It was agreed that banners on City poles should not include any commercial content (such as the name of the company), but might include text to identify the geographical area (such as EmeryStation). Privately funded banners that would improve the appearance of the City while not promoting commercial speech on public property were seen as a win-win. Staff will further research the banner programs of other cities to develop a proposal for a banner program for Emeryville. It was suggested that this could also be addressed in the upcoming Public Art Master Plan.

**Sidewalk Café at Bacano Bakery.** The Committee discussed a proposed sidewalk café on the 65<sup>th</sup> Street sidewalk in front of this new bakery at the former Café Aquarius site. No major objections or issues were raised.

**Christie Avenue Site Assemblage.** DCC members brainstormed about possible future uses and development of these City-owned properties on the east side of Christie Avenue south of Christie Avenue Park. Issues discussed included combining the sites or developing them separately; dealing with existing contamination; that parking and loading access should be

provided from the “alley” to the east on the Public Market property; pedestrian circulation; parking reductions; maximizing development since the site is within the “core area” of the City; family friendly development; and possible nonresidential uses such as entertainment/recreation, education, hotel/conference center, child care, social services/arts/non-profits, bike shop, ice cream parlor, and light industrial/studio rental space. It was agreed that this is generally not a good location for retail uses.

**SpoonRocket.** This food delivery service located at 4070 Hubbard Street has applied for a conditional use permit to legalize its operations. DCC members discussed parking and loading issues and the need for upgrades to address building and fire code issues.

**Standard Conditions of Approval.** Committee members discussed adding conditions related to demolition permits, Bay Area Air Quality Management District requirements, and seismic safety requirements to the “boilerplate” conditions of approval for development projects.

**Development Impact Fees.** It was noted that, the previous evening, the City Council had adopted new development impact fees for affordable housing, parks and recreation facilities, and transportation facilities (see above). They will be effective on September 13, a Saturday, so the first business day when the fees will be effective is Monday, September 15. Any building permits issued on or after that date will be subject to the new fees. It appears that the permit for the 3900 Adeline Street project will probably be issued before then, but not the 3800 San Pablo Avenue (“Intersection”) project. It was noted that, prior to September 13, the existing traffic impact fee will still be in effect.

## 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 July are discussed below.

**6701 Shellmound Project.** Avalon Bay’s proposal for a 211-unit residential project on the “Nady site” has been withdrawn and they are no longer in contract to buy the property. Thus, public review of the Initial Study/Mitigated Negative Declaration, the environmental document being prepared under the requirements of the California Environmental Quality Act (CEQA), has been terminated. The property owner, John Nady, has indicated that he would like to go forward with the project as the applicant. This will require a new application from him. If and when a new application is received, staff will determine how to deal with the CEQA process for the project.

**Sherwin Williams Urban Village.** On July 1, staff met with the development team to review processing and environmental review requirements.

**Emeryville Center of Community Life.** On July 15, staff met with the ECCL project team to help identify cost-saving measures that would not significantly affect the project’s design.

**Banker-Marks Site on Park Avenue.** On July 17, staff met with potential developers of the warehouse building bounded by Park Avenue, Horton Street, Sherwin Avenue, and Horton Street. The developers were provided with a 2004 sketch plan of an arts center, park, retail and housing on that site, and pointed out relevant sections of the General Plan, Planning Regulations, Park Avenue District Plan, and Parks and Recreation Strategic Plan.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**East BayBridge Façade Upgrade, 3839 Emery Street.** A Major Design Review permit to resubdivide existing retail space and make façade improvements was submitted on March 3 and approved by the Planning Commission at their meeting on July 24 as noted above.

**IKEA Fuel Cells, 4400 Shellmound Street.** A Minor Design Review permit to enclose a new fuel cell installation was approved on July 30.

**Exterior Improvements, 1075 41st Street.** A Minor Design Review permit for exterior and landscaping improvements for this single family house was approved on July 24.

**Target Parking Lot Redesign, 1550 40th Street.** A Minor Design Review permit to redesign the Target parking lot for more efficient operation was submitted on July 9 (pending).

### Signs

**Archstone Emeryville Residential LLC Master Sign Program, 1333 Powell Street.** A Master Sign Program for tenant identity signs was approved by the Planning Commission on July 24 as noted above.

**Archstone Emeryville Residential LLC Project Identity Signs, 1333 Powell Street.** A Major Sign permit for project identity signs was approved by the Planning Commission on July 24 as noted above.

**Basic Café, 5000 Adeline Street.** A Minor Sign permit for one wall sign was approved on July 23.

**EMME Project Logo, 6350 Christie Avenue.** A Minor Sign permit for one new project identification sign was approved on July 24.

**Smashburger, 1111 40th Street.** A Minor Sign permit for three wall signs was submitted on July 8 (pending).

**Grifols, 5400 Horton Street and 4560 Horton Street.** A Minor Sign permit for two wall signs and one monument sign was submitted on July 8 (pending).

## Conditional Use Permits

**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 approved on July 23.

**SpoonRocket, 4070 Hubbard Street.** A Conditional Use Permit application for a Transportation and Delivery Service: Light Fleet was submitted on July 15. This will require Planning Commission approval, tentatively scheduled for consideration at the October 2 meeting (pending).

## Sidewalk Café Permits

**CommonWealth Bike Corral, 3986 Adeline Street.** The concept of a bike corral was approved by the City Council on July 15. The required sidewalk café permit will now be issued by staff.

## 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).

**Commercial Condominiums, 1255 Park Avenue.** A subdivision permit for commercial condominiums was submitted on July 8 (pending).

## ADVANCED PLANNING PROJECTS

**Emeryville-Berkeley-Oakland Transit Study (EBOTS).** The Technical Advisory Committee met on July 18 and reached consensus on draft recommendations: short-term AC Transit changes, mid-term north-south enhanced connector bus from Jack London Square to northwest Berkeley, and long-term streetcar routes in West Oakland and Emeryville. Staff attended the July 22 meeting of the Oakland Community and Economic Development Committee; West Oakland's Council Member is on the committee and expressed interest in the study. Staff presented a map and outline of the draft recommendations at the July 30 meeting of the West Oakland Business Alert; property owners at the meeting thought people might eventually be willing to join an assessment district if a grant-funded shuttle is started and runs for a while first. Staff also set August meetings with staff of the Oakland Broadway Transit Circulator Study and West Oakland Neighbors, confirmed Policy Advisory Committee members' availability for their September 8 meeting, researched bus emissions, summarized comments from several meetings, checked draft recommendations against requests from the public meetings, sent a quarterly report and invoice to Caltrans, and responded to questions. Staff found that the longest distance in Emeryville to a BART station is 3.5 miles, while the longest distance between BART stations in the East Bay (Coliseum and San Leandro) is 3.1 miles. Further information on the EBOTS study is at <http://www.emeryville.org/ebots>.



**Housing Element.** The City Council approved the draft Housing Element on July 15, as described above. Staff then submitted it to the state Housing and Community Development Department for compliance review. Further information on the Housing Element may be found at <http://www.emeryville.org/housingelement>.

**Design Guidelines - Family Friendly Housing.** Staff drafted text additions in response to the Planning Commission tour on May 17 and a meeting with the architect who has been hired to illustrate the guidelines, and studied unit plans to set minimum square footages for family friendly units.

**AC Transit Major Corridors Study.** On July 24, staff met with AC Transit staff regarding the kickoff of their Major Corridors Study. AC Transit consultants will calculate a Transit Competitiveness Index for its major corridors, to help set priorities for street improvements. The major corridors include San Pablo Avenue and 40th Street-Shellmound Street in Emeryville.

**Housing Information for Association of Bay Area Governments (ABAG).** Staff sent information on policies in the existing Housing Element, building permits, fees, and inventory of housing sites to ABAG, to inform the next Plan Bay Area. The information gathered from Bay Area cities is expected to be posted in September.

**Addresses.** Staff updated the address list that includes rental units and information on whether each address is residential or nonresidential.

## BUILDING DIVISION

### Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the first month of fiscal year 2014-2015 for building permit and inspection activity. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in July:

<b>Permits Issued:</b>	75
<b>Total Valuation:</b>	About \$15.4 million
<b>Fees Collected:</b>	About \$337,000
<b>Inspections:</b>	1,844
- Major projects:	638 (35%)
- Other:	1,206 (65%)
<b>Fast Track Plan Check:</b>	
- Same day:	11 applications
- Within 2 weeks:	21 applications
<b>Public Contacts and Inquiries:</b>	
- Counter contacts:	236
- Telephone inquiries:	139

### Major Projects Under Construction

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

- **Parc on Powell (formerly 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.
- **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.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.

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:

- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **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** – 59<sup>th</sup> 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 July. 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.
- **Avenue 64** – 6399 Christie Avenue; waterproofing repairs.
- **Grifols Building D** – 4510 Horton Street; tenant improvements for Quality Control consolidation.

- **Escuela Bilingüe Internacional** – 4550 San Pablo Avenue; sculpture construction, installation.
- **4125 San Pablo Avenue** – Common wall opening for two restaurants.
- **Crystal Bioscience** – 1601 63<sup>rd</sup> Street; tenant improvements, create storage room.
- **Prizefighter** – 6702 Hollis Street; install sign and exterior lighting.
- **Grifols Bay Center Building B** – 6455 Christie Avenue; 1<sup>st</sup> and 2<sup>nd</sup> floor tenant improvements.
- **4 Anchor Drive, Unit F224** – Kitchen remodel.
- **UCSF Benioff Children’s Hospital** – 1400 65<sup>th</sup> Street; tenant improvements.
- **2000 Powell Street** – Lobby and corridor renovation.
- **Albany Medical Group** – 5915 Hollis Street “B”; tenant improvements medical office.
- **Medic Analytics** – 5828 Horton Street, #280; interior demolition.
- **Amyris Pilot Plant** – 1355 59<sup>th</sup> Street; tenant improvements remodel.
- **Sheraton Four Points Hotel** – 1603 Powell Street; concrete slab placement.
- **Heritage Square** – 6121 Hollis Street; install monument sign.
- **Emme Apartments** – 6350 Christie Avenue; install electric vehicle charging station, wall sign.
- **Innovative Interfaces** – 5850 Shellmound Street; mechanical upgrades.
- **4510 Horton Street** – Private sewer lateral replacement.
- **Oaks Card Club** – 4097 San Pablo Avenue; private sewer lateral replacement.
- **4115 Adeline Street** – Install 5kW photo-voltaic solar panel system.
- **Liquid Sugar Building A** – 1245-1283 66th Street; construction defect repairs.
- **Elevation 22 (Buildings 1-12)** – Loop 22 and Powell Street; construction defect repairs.
- **Parc on Powell Apartments (formerly Parkside)** – 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 July 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.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **Parc on Powell 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.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.

### 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 July:

- **Scarlet City Espresso Bar** – 3960 Adeline Street, Units 001 and 002 (CO)
- **Broken Rack** – 5768 Peladeau Street (TCO)

- **Escuela Bilingüe Internacional Phase 2A** – 4550 San Pablo Avenue (TCO extension)
- 23 sub permit types (final)

### Code Enforcement/Graffiti Abatement

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

- 5 graffiti cases, correspondence for abatement purposes.
- 2 code enforcement related cases were abated.
- 1 Building Code related case (work without permits).
- 16 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 July one questionnaire was received, 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. The Community Development Department also received four expressions of praise for exemplary customer service through email correspondences for several challenging applications.

## ECONOMIC DEVELOPMENT AND HOUSING DIVISION

### ECONOMIC DEVELOPMENT

**Chamber of Commerce Contract.** Staff met with the President and CEO of the Chamber on July 29, and worked to revise and refine the scope of work for a contract for the Chamber to continue to provide services related to implementation of the Economic Development Strategy in fiscal year 2014-15, as directed by the City Council at the July 15 meeting.

**Minimum Wage.** Staff researched and prepared a staff report for the August 6 City Council meeting for discussion of a citywide minimum wage.

**Economic Development Advisory Committee.** Staff continued to provide support for the committee, coordinating with committee members on guests from the West Oakland Commerce Association for discussion of collaboration opportunities at the August 6 meeting.

**Local Business Assistance.** Staff provided location information to five businesses expressing an interest in locating in Emeryville or businesses that expressed an interest in expansion.

**Local Hazard Mitigation Plan.** On July 14, staff held an internal discussion on the update of City’s Local Hazard Mitigation Plan, a requirement for obtaining FEMA funding.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.** The quarterly update meeting with Caltrans was held on July 15, and staff subsequently responded to inquiries and requirements from Caltrans and the California Transportation Commission (CTC) for a time extension request for consideration at the CTC’s August 20-21 meeting for the \$4.2 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 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.** As noted above, on July 15 the City Council approved an Affordable Housing Agreement with five units of very low income and seven units of moderate income units in the rental project at 3900 Adeline Street.

**CDBG Contracts.** Staff completed the final report and draw request for the 2013-14 fiscal year. As noted above, on July 15 the City Council approved the reallocation of \$55,785 of unexpended funds from fiscal year 2012-13 to fund Americans with Disabilities Act (ADA) improvements to the sidewalks at the Emeryville Artist Cooperative at 1420 45th Street in fiscal year 2014-15.

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

**Homeless.** Staff met with Oakland Homeless Staff to discuss cross-boundary homeless issues and worked with residents related to a specific homeless problem.

**BMR Ownership.** Staff completed three inspections at below market rate (BMR) ownership units that are changing ownership.

**Housing Notification.** Two hundred eleven people were added to the Housing Notification List.

**Public Information.** Staff fielded 35 calls and emails regarding housing search, 12 calls and emails regarding landlord/tenant issues, 13 calls from developers and 5 walk-ins with housing related issues.

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

- One subordination request is in process, currently awaiting documentation from the lender.
- Two subordination inquiries were received; both decided not to move forward at this time.
- One BMR unit is on the market: a one-bedroom in Andante.
- One BMR unit is in contract: a two-bedroom single family home in Oak Walk. Staff completed income qualification of the new buyer, and worked with the seller to resolve final inspection and compliance with the Private Sewer Lateral Ordinance.
- Processed three owner occupancy waiver requests.
- Communicated with two owner occupancy violators regarding the process to repay City loans and cure the defaults.
- Provided assistance to two program participants who received notices of default.

- Responded to 27 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.
- Communicated with Prologis regarding default under agreements with the former Redevelopment Agency related to Bridgecourt Apartments.
- Reviewed database and staffing options regarding implementation of affordable homeownership program; met with IT Manager on July 25 to discuss software options.
- Completed annual and quarterly reporting required for CalHome grant funds.

## CAPITAL PROJECTS

**Christie Avenue Bike and Pedestrian Path – Bay Trail Gap Closure.** In July the ABAG Bay Trail Steering Committee voted unanimously to authorize the realignment of the Bay Trail onto Christie Avenue and remove the current alignment through the Sheraton Four Points hotel parking lot and a portion of Shellmound Street to the East of the hotel. This approval was given with the condition that Bay Trail staff work closely with the City of Emeryville to improve Bay Trail wayfinding between Frontage Road and the Shellmound entry point for the new Bay Bridge Trail.

**Temescal Creek (48<sup>th</sup> Street) Community Garden.** In July, Star Apple Edible and Fine Gardening installed the initial garden beds, with additional newly commissioned beds and site furnishings to be installed in August, along with Ernest and Lois Rich’s artistic gate, signage and kiosk. Work is expected to be completed by September. Emeryville Community Organic Gardens and City staff are planning a grand opening for September.

**Safe Routes to School (SR2S).** In July, contractors submitted the final plans and outstanding technical documents to Caltrans for the completion of the Encroachment Permit application for San Pablo Avenue crossing improvements at 43<sup>rd</sup>, 45<sup>th</sup>, and 47<sup>th</sup> Streets. This permit is needed to bid the work because San Pablo Avenue is a State highway. A SR2S program will be initiated at Anna Yates Elementary School, with funding from the infrastructure grant and support from a countywide program managed by the Community Services Department.

**Safe Routes to Transit (SRTT).** Construction is expected to begin in August for this project to improve the pedestrian environment at the “star” intersection and 40th/San Pablo. ED&H staff participated in a preconstruction meeting and prepared an annual report to the Metropolitan Transportation Commission, the funder, in July and will close out the grant in December.

## GRANTS MANAGEMENT

**Grant Prospects.** In July, staff determined the top priority for seeking Transportation Fund for Clean Air (TFCA) funding was electric vehicles for parking enforcement and sought County assistance in preparing an application to the Bay Area Air Quality Management District (BAAQMD). If infeasible in fiscal year 2014-15, funds will be rolled over to next year for a greater available balance. 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 and art installations. State Assemblymember Nancy Skinner provided a letter of support for the project in July.

**Grant Awards.** The City was awarded a grant of \$477,950 from the Department of Housing and Community Development (HCD) Housing-Related Parks (HRP) Program. HCD's HRP Program uses voter-approved funds from the Housing and Emergency Shelter Trust Fund Act of 2006 to expand and improve the availability of parks and recreation facilities within communities. Of note, the City's award included \$14,400 in bonus funds for the City's relative competitive position in achieving the City's Regional Housing Needs Assessment (RHNA) goals as determined by HCD from among the applicant pool. Emeryville's funds will be used to support the Emeryville Center of Community Life (ECCL) project. The City's overall contribution to ECCL will remain the same; however, the amount of former Redevelopment Agency bond funds (\$21.2 million) will be reduced by \$477,950, thereby making this same amount of bond funds available for other capital projects, such as the South Bayfront Bicycle/Pedestrian Bridge.

## **PUBLIC ART PROGRAM**

**Bus Shelter Temporary Art Program.** In July staff worked with consultant Regina Almaguer for releasing the Request for Proposals (RFP) for a third phase of the Bus Shelter Temporary Art Program. The RFP was announced in the summer Activity Guide, sent via postcard, and posted on the City's website, as well as shared via email. The Public Art Committee (PAC) will nominate a Selection Panel in August.

**Public Art Master Plan.** The PAC nominated a subcommittee made up of three members of the PAC and one community member, Laura Anderson, a former PAC member, to draft the RFP for the proposed Public Art Master Plan. The subcommittee will advise on the preferred distribution process, as well as the scope of work to be performed.

**Shellmound Street-Powell Street Bridge Public Art.** Three of four finalists for the Shellmound Street-Powell Street Bridge Public Art project visited the site on July 15. Final submittals will be displayed November 1-15 in City Hall and reviewed by the Selection Panel, to be convened in the second week of November. The Selection Panel will make recommendation to the PAC and City Council by the end of the year.

**Purchase Award.** In July, staff toured alternate locations with consultant Regina Almaguer for consideration of expansion of the Purchase Award program to alternate City sites including the Police Station, Recreation Center and Senior Center. The possibility of alternate sites to City Hall will be brought for City Council consideration in September, prior to the convening of the Selection Panel. In July, the PAC nominated a site selection subcommittee to review the alternate sites in August. The PAC will nominate a Selection Panel in August. The annual Purchase Award is the program under which the City purchases art from the Emeryville Celebration of the Arts annual show, which features artists who live or work in Emeryville.

**Public Art in Private Development.** Staff reimbursed Wareham for \$27,000 deposited under the Arts in Public Places Program for works by Michael Murphy, Mark Bowles, Dionisio Ceballos and Victoria Mimiaga. These 15 pieces, valued at \$35,000, are publically displayed at 6121 Hollis Street during normal business hours and will be added to the City's public art inventory available on the City's website. City Storage, Escuela Bilingüe Internacional, and Emme Apartments at 64th and Christie are currently installing new commissions under the Arts

in Public Places Program. A long-awaited major commission by Terese Lahaie is expected to be installed at Parc on Powell, 1333 Powell Street, in November.

**Poet Laureate.** In July, the Poet Laureate released a call for regional poets to be exhibited on the Emery Go-Round and received over 100 submittals. The selection of poems will be carried out by the Poet Laureate in August and be first installed on all Emery Go-Round shuttle buses in October in concert with the Emeryville Celebration of the Arts annual show.

## 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, completed a draft sampling plan and will submit it to EPA for review in August. The firm anticipates collecting samples in late August, depending on the date of completion of the EPA review.

**3706 San Pablo Avenue.** In July, Weiss and Associates resubmitted the Site Cleanup Plan (SCP) for 3706 San Pablo Avenue and City consultant Susan Colman prepared a draft deed restriction, precluding use of groundwater for drinking as a condition of the SCP approval. This condition is already precluded by City ordinance, but the regulators sought further protection in case the City ordinance were altered.

## ADMINISTRATION/OTHER

**American Planning Association (APA) Related Activities.** Senior Planner Miroo Desai led a conference call for the State APA Inclusion Committee on July 24 and a conference call for the National APA International Division concerning restarting of the International Planner Exchange Program on July 17.

**Alameda Countywide Pedestrian Bicycle Working Group (PWGB).** Staff attended the July 16 meeting of the PWGB in Oakland. Patrick Siegman of Nelson\Nygaard gave a presentation on Street Design for Life Safety. The presentation covered how to design streets for all users, including emergency response vehicles. Attendees had the opportunity to ask questions and provide information based on experiences in their local jurisdictions.

**West Coast Code Consultants Contract.** In June, the City Council approved the West Coast Code Consultants (WC<sup>3</sup>) contract to provide Building Division services for fiscal year 2014-2015, at half the amount of the proposed two-year contract. The Council directed staff to present a cost-benefit analysis of the difference between having these services provided by a consultant versus having it all in-house. This will be presented to the Council by the end of this fiscal year in conjunction with the WC<sup>3</sup> contract for fiscal year 2015-2016.

**Space Planning.** On July 10, Economic Development and Housing staff met internally to discuss the redesign of the ED&H space on the second floor of the City administration building in light of the consolidation of the division into the new Community Development Department.

**Great California Shakeout.** On July 22, staff met with the Alameda County Fire Department to help identify potential major damage impacts in preparation for an Emergency Operations



Center earthquake exercise, simulating a 7.5 magnitude earthquake on the Hayward Fault, to be conducted by the Alameda County Office of Emergency Services October 21.

**Cost Recovery.** Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on July 23 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Permit Tracking System and GIS.** CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for almost four 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. Staff met on July 10 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. An intern began listing Planning projects before 1992, for entry into the TRAKIT database.

**Community Development Department**  
Major Development Projects  
July 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Marketplace Redevelopment IC/II</b> Shellmound at railroad ped bridge	Residential - 218 units Retail - 15,000 s.f.	Community meeting tentatively 8/21/14. PC study session tentatively 10/2/14.	████████					
<b>Marketplace Redevelopment IC/II</b> SE of 64th & Shellmound Streets	Residential - 216 units	Community meeting tentatively 8/21/14. PC study session tentatively 10/2/14.	████████					
<b>Marketplace Redevelopment IB</b> Christie Avenue Park	Expansion and redesign of existing park as part of PUD.	Community meeting 5/29/14. PC study session 7/24/14.	████████					
<b>Sherwin Williams Urban Village</b> 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.	████████					
<b>Olympia Place</b> 3706 San Pablo Avenue	City-sponsored affordable housing project.	CC approved ERN on 5/20/14. PC study session tentatively 10/2/14.	████████					
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	Property Management Plan for former Redevelop- ment site approved by City Council 2/4/14.	████████					
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.	████████████████					
<b>Nady Site</b> 6701 Shellmound Street	Residential - 211 units	Applicant withdrew 7/1/14. Property owner to pursue project but no application filed yet.	████████████████					
<b>Marketplace Redevelopment III</b> Shellmound Street S of new 63rd St.	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. Community meeting 2/21/14.	████████████████					
<b>Hyatt Place Hotel ("Site A")</b> NE Shellmound & Bay Streets	Hotel - 171 rooms	PC study session 1/23/14. PC approved 4/24/14.	████████████████		PC - 4/24/14			
<b>EmeryStation West @ Transit Ctr</b> 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			
<b>Baker Metal Live-Work</b> 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	████████████████		PC - 8/27/09			
<b>The Intersection Mixed Use ("Maz")</b>	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	████████		
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Building permit application submitted 12/13/13. Demolition permit issued 6/30/14.	████████████████		CC - 1/20/09	████████		
<b>Ocean Lofts</b> 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
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit issued by DSA. Demolition complete.			PC - 8/22/13			
<b>Shell Gas Station Rebuild</b> 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			
<b>Pixar Warehouse</b> 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			
<b>Marketplace Redevelopment IA</b> "Emme" - 64th & Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
<b>Parc on Powell (formerly Parkside)</b> 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			
<b>City Storage</b> NE 40th & Adeline Streets	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
<b>Ocean Avenue Townhomes</b> 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			
<b>Broken Rack</b> 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Building permit for TI issued 1/27/14. TCO issued 7/16/14.			PC - 9/26/13			
<b>Escuela Bilingüe, Phase II</b> 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, and to 2/27/15 by CBO on 7/23/14.			CC - 5/19/11			
<b>EmeryStation Greenway</b> 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			
<b>Krubiner Prefabricated House</b> 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		

**Community Development Department**  
**Status of Major Development Projects - City of Emeryville**  
**July 2014**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            5959 Horton Street (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> and Horton Streets (Heritage Square parking lot site)            UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Hyatt Place Hotel</b> 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
<b>Bay Street - Site B</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
<b>The Intersection Mixed Use Project (Maz)</b> 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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Marketplace Redevelopment</b>            Phase IA – 64<sup>th</sup> and Christie Building, Southeast corner of 64<sup>th</sup> Street and Christie Avenue (“Emme” Apartments)            FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Josh Corzine            (650) 849-1669</p>
<p><b>Marketplace Redevelopment</b>            Phase IB – Christie Avenue Park Redesign and Expansion            FDP14-001</p>	<p>Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.</p>	<p>Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014.</p>	<p>Mark Stefan            City Center Realty Partners            (415) 395-2908</p>
<p><b>Marketplace Redevelopment</b>            Phase IC/II – “Parcel A”            Shellmound Street at pedestrian bridge over railroad</p>	<p>Construction of new mixed use building with approximately 218 residential units, 15,000 square feet of retail space and 289 residential parking spaces.</p>	<p>Community meeting tentatively scheduled for August 21, 2014. Planning Commission study session tentatively scheduled for October 2, 2014.</p>	<p>Jeff White            Avalon Bay Communities, Inc.            (415) 601-9512</p>
<p><b>Marketplace Redevelopment</b>            Phase IC/II – “Parcel D”            Southwest of 64<sup>th</sup> and Shellmound Streets</p>	<p>Construction of new residential building with approximately 216 residential units and 290 residential parking spaces.</p>	<p>Received building permit application to demolish UA Theater on June 24, 2014. Community meeting tentatively scheduled for August 21, 2014. Planning Commission study session tentatively scheduled for October 2, 2014.</p>	<p>Jeff White            Avalon Bay Communities, Inc.            (415) 601-9512</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Marketplace Redevelopment</b> Phase III – “Parcels B and C” Shellmound Street between Shellmound Way and 64 <sup>th</sup> 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.	Mark Stefan City Center Realty Partners (415) 395-2908
<b>Sherwin Williams Urban Village</b> 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
<b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<b>Nady Site</b> 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. Applicant withdrew project on July 1, 2014. Property owner, John Nady, has indicated that he intends to pursue the project, but, to date no application from him has been received. CEQA review process has been terminated.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
<b>Ocean Avenue Townhomes</b> 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

**Community Development Department**  
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Parc on Powell (formerly Parkside and Papermill) Project</b>            Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue            UP07-07 and DR07-11</p>	<p>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.</p>	<p>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.</p>	<p>Peter Solar            Equity Residential            (415) 447-2690</p>
<p><b>Olympia Place</b>            3706 San Pablo Avenue</p>	<p>Redevelopment of former Golden Gate Lock &amp; Key site for City-sponsored affordable housing project.</p>	<p>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 October 2, 2014.</p>	<p>Felix AuYeung            EAH Housing            (415) 295-8854</p>



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**July 2014**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue            UP06-12 and DR06-19</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>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.</p>	<p>Bob Huff            Madison Park Financial Corp.            (510) 452-2944</p>
<p><b>Baker Metal Live-Work</b>            1265 65<sup>th</sup> Street            UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad            MRE Commercial            (510) 849-0776</p>
<p><b>Krubiner Prefabricated House</b>            5507 Beaudry Street            UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011. Applicant is now seeking final certificate of occupancy.</p>	<p>Seth Krubiner            (415) 602-3326</p>

**Community Development Department  
Status of Major Development Projects - City of Emeryville  
July 2014**

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

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>OTHER</b>			
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> 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
<b>Pixar Warehouse</b> 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
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> 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.	Cindy Montero Community Services Director (510) 596-3770

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>HSP Parking Structure</b> 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 59 <sup>th</sup> 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
<b>Broken Rack</b> 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. Temporary certificate of occupancy issued on July 16, 2014.	Marilyn and Wayne Boucher (510) 652-9808
<b>Shell Gas Station Rebuild</b> 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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Escuela Bilingüe Internacional</b>            4550 San Pablo Avenue            UP10-007</p>	<p>Pre-K through 8<sup>th</sup> grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. On April 2, 2013, City Council passed resolution deleting path from General Plan. On May 21, 2012, received building permit application for Phase 1.5; building permit issued on June 12, 2012. Received permit application on July 16, 2012 for exterior play area in parking lot and issued permit on July 30, 2012. Exterior play area work completed on September 21, 2012. Received building permit application for Phase 2 on October 23, 2012. Issued building permit for Phase 2 on January 22, 2013. Granted temporary certificate of occupancy for Phase 2A on August 28, 2013. Extended to July 22, 2014 by Chief Building Official on January 21, 2014; extended again to February 27, 2015 by Chief Building Official on July 23, 2014.</p>	<p>John Horsh            (510) 872-6182</p>

	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	21												21
Plumb., Elec., Mech.	40												40
Fire	14												14
<b>MON. TOTALS</b>	75	0	0	0	0	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	75
<b>VALUATION</b>													
Residential	\$11,802,075												\$11,802,075
Sub Permits	\$3,357,341												\$3,357,341
Commercial	\$234,618												\$234,618
<b>MON. TOTALS</b>	\$15,394,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$15,394,034
<b>FEES COLLECTED</b>													
General Plan	\$76,487.81												\$76,487.81
Building Standards Admin.	\$635.00												\$635.00
Technology Fee	\$15,297.57												\$15,297.57
Building Permit	\$121,964.68												\$121,964.68
Plan Review	\$46,150.28												\$46,150.28
Energy Review	\$3,563.97												\$3,563.97
Electrical Permit	\$6,370.09												\$6,370.09
Plumbing Permit	\$4,803.89												\$4,803.89
Mechanical Permit	\$5,080.48												\$5,080.48
S.M.I.P.	\$4,244.88												\$4,244.88
Microfiche	\$1,222.21												\$1,222.21
Fire Dept. Fees	\$4,837.20												\$4,837.20
Sewer Connection	\$10,458.00												\$10,458.00
Bay-Shell	\$0.00												\$0.00
Traffic Impact	\$33,158.51												\$33,158.51
School	\$0.00												\$0.00
Art Public Places	\$0.00												\$0.00
Other : (PSL, AMMR)	\$2,909.00												\$2,909.00
<b>MON. TOTALS</b>	\$337,183.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$337,183.57

**BUILDING DIVISION INSPECTION LOG FY 14/15**

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2014-2015												TOTAL	
				Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15		
<b>BRIDGECOURT APTS - (Buildings 1 &amp; 2 defects)</b>	\$1,800,000	22-Oct-10	98%	8													8
<b>BRIDGEWATER APTS (Remodel 48 units)</b>	\$1,090,000	28-Aug-13	60%	13													13
<b>CITY STORAGE</b>	\$5,718,304	22-Oct-13	65%	55													55
<b>EMERYSTATION GREENWAY</b>	\$22,789,452	25-Feb-11	95%	0													0
<b>OCEAN AVENUE TOWNHOMES</b>	\$1,275,000	30-Jun-11	55%	12													12
<b>PARKSIDE APARTMENTS (3 buildings)</b>	\$41,622,842	14-Sep-12	58%	244													244
<b>64th AND CHRISTIE APARTMENTS</b>	\$41,790,400	10-Jan-13	60%	266													266
<b>ELEVATION 22 (Buildings 1-12 defects)</b>	\$1,070,000	30-Jul-13	77%	40													40
<b>CITY INSPECTIONS</b>	CONT.	CONT.	CONT.	1,198													1,198
<b>CODE ENFORCEMENT<sup>1</sup></b>	CONT.	CONT.	CONT.	8													8
					1,844												1,844
<sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																1,844	