



CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: October 1, 2014

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – SEPTEMBER 2014**

HIGHLIGHTS OF THE MONTH

September was a very busy month for the Building Division, with the highest number (128) and valuation (\$94 million) of building permits issued since we began tracking them in July 2002, and the second highest number of inspections. Several large projects pulled permits prior to September 15 in order to avoid the new development impact fees, which took effect that day. Nonetheless, all this activity still generated \$3.25 million in other fees, including \$469,000 for the General Plan Maintenance Fund, \$224,000 for the Public Art Fund, and \$458,000 in school fees.

Another \$1.4 million was made available for affordable housing projects on September 2, when the City Council approved the termination of an agreement related to condominium conversion at the Bridgecourt Apartments, thereby freeing up the money that had previously been deposited into the “trust fund” for that project.

Also on September 2, the Council approved the 2014 Celebration of the Arts Exhibit Purchase Award Program, including expansion of eligible permanent display sites to include the Police Station. The annual art show will run from October 11 to November 2, and the official selection of the art work to purchase will be made by the City Council on October 21.

The long-anticipated application for a Planned Unit Development on the Sherwin Williams site was submitted on September 27, proposing 540 residential units and about 94,600 square feet of commercial space. A contract to prepare an Environmental Impact Report will be considered by the City Council on October 7, and study sessions before the Planning Commission and City Council are scheduled for October 30 and December 2, respectively.

An application for the proposed affordable housing project at 3706 San Pablo Avenue was also submitted in September. Two community meetings were held on the project design and on the site clean-up plan, on September 10 and 25, respectively. A Planning Commission study session is scheduled for October 2.

The draft report of the Emeryville-Berkeley-Oakland Transit Study (EBOTS), with recommendations for improvements to local transit service in Emeryville, West Berkeley, and West Oakland, was published in September. It will be the subject of public review and comment over the next several months, prior to approval hearings later this year.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

September 2

Annual Art Purchase Award. The City Council approved the 2014 Celebration of the Arts Exhibit Purchase Award Program, including expansion of eligible permanent display sites to include the Police Station, approval of a five-member selection panel to recommend art works to purchase, and appropriation of \$10,000 from the Public Art Fund for administrative expenses. The annual art show will run from October 11 to November 2, and the official selection of the art work to purchase will be made by the City Council on October 21.

Chamber of Commerce Contract. The Council approved 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. The Council had previously continued this item from the July 15 meeting, requesting additional information, which was provided.

PRC Rezoning. On a 3-1 vote, with Councilmember West recused and Mayor Asher voting “no”, the Council passed the second reading of the ordinance rezoning 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. This ordinance was continued from July 15 when it would not have passed because Councilmember Atkin was absent and three affirmative votes are required to pass an ordinance.

Bridgecourt Apartments. The Council passed a resolution approving the termination of an agreement related to condominium conversion at the Bridgecourt Apartments. As a result, the \$1.4 million that had been deposited into the “trust fund” for this project is now available to the City for use with other affordable housing projects.

September 16

Community Development Block Grants and Home Programs. The City 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. This agreement was previously approved by the Council on June 3; however, attorneys for the U.S. Department of Housing and Urban Development (HUD) subsequently determined that revisions were needed in the standard agreement language. Thus, not only Emeryville, but every other city in Alameda County that had previously adopted such an agreement, as well as the County itself, all had to have their agreements re-approved to conform to the new HUD language.

PLANNING COMMISSION

The regular September 25 Planning Commission meeting was postponed for one week due to a conflict with Rosh Hashanah, putting it on October 2. The regular October 23 meeting was also postponed for one week to October 30 to maintain four weeks between meetings. Thus, there was no Planning Commission meeting in September, and there will be two in October.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At its September 3 meeting, the committee elected Bob Canter as Vice Chair, and heard a presentation on the Emeryville-Berkeley-Oakland Transit Study (EBOTS). The committee commented that the north end of the proposed “Trunkline Connector” bus should go to downtown Berkeley instead of Gilman Street, and that proposed AC Transit route changes should be characterized as background information for this study rather than recommendations coming from it.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

The BPAC met on September 8 and reviewed two proposed residential buildings that are part of the Marketplace Planned Unit Development. While the subcommittee appreciated many features of the proposed projects, including proposed in-unit space for bicycle parking, concerns were raised about the door-zone of proposed on-street parking spaces opening into bike lanes. Additional items included a presentation from City Car Share about the possibility of expanding services in the Emeryville area, and a brief discussion about upcoming community meetings on September 27 and September 30 about traffic calming and diversion options for the Horton Street bicycle boulevard.

PUBLIC ART COMMITTEE

At its September 11 meeting, the PAC made a recommendation for the artists to participate in the Bus Shelter Temporary Art Program, Phase III. The PAC’s subcommittee to draft a Request for Proposals (RFP) and to form a selection process for the Emeryville Public Art Master Plan (PAMP) met on September 22. The next PAC meeting is October 9, when nominations for an art work to be purchased for installation in City Hall or the Police Station will be made for the City’s Ninth Annual Purchase Award.

PARKS AND RECREATION COMMITTEE

At its September 17 meeting, the committee commented on the draft design for Christie Avenue Park, and discussed dogs in Temescal Creek Park.

TRANSPORTATION COMMITTEE

The committee’s regular meeting of September 23 was postponed one week to September 30, and served as the second of two community meetings on proposed traffic calming measures for the Horton Street bicycle boulevard. (The first community meeting was held on Saturday, September 27.) In addition to hearing comments on these measures from residents, the business community, and other interested parties, the committee also heard a presentation and commented on the Emeryville-Berkeley-Oakland Transit Study (EBOTS), approved blue

disabled on-street parking in two locations, and considered blue, green, and yellow zones and diagonal parking in various locations throughout the city.

HOUSING COMMITTEE

The committee did not meet in September; its next regular meeting will be on October 1.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in September; its next regular quarterly meeting will be on October 22.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in September; its next regular quarterly meeting will be on November 12.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on September 17 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; the City Attorney's Office; and the City Manager discussing the following projects:

Christie Avenue Park Redesign and Expansion. The Committee noted that the project team should investigate possible use of reclaimed water and select the landscaping palette accordingly. The proposed berms were identified as a possible source of concern as they would inhibit visibility into the park. It was suggested that street lights be installed along the three roadways surrounding the park and that additional lights be installed in the dog park and on all walkways within the park. Committee members felt that standard City "Lumec" lights should be used for streetlights and City Greenway lights should be used for lighting within the park. It was also noted that the development team should show the existing and future sewer lines within the park and make sure that trees are not planted in that area. It was also suggested that bicycle parking be provided in the vicinity of the park.

Marketplace Redevelopment Project: Proposed Residential Building on Shellmound Site ("Parcel A"). The Committee reviewed this project for a second time. It was suggested that the circulation plan include the vehicular movement of cars as they leave the building and show movements of vehicles along the north side of the building that will be used by moving and garbage trucks. It was also suggested that the plans include the following items: dimensions for all the alleys being created on the east and the north; a depiction of the adjacent Hyatt House hotel on elevation drawings; and the footprint of the future garage building immediately to the north of the site. It was pointed out that roof treatment needs to be further refined and that a non-reflective treatment was needed. The floor plans for the two- and three-bedroom units seemed to be designed for unrelated adults as opposed to families. Public Works staff stated that, as part of this project, the City would like to see elimination of the median on Shellmound Street and expansion of the sidewalk on the west side of the street near the intersection with Shellmound Way. Any public art component for the building should coordinate with the public art proposal under the Powell Street Bridge that is currently being implemented by the City.

Marketplace Redevelopment Project: Proposed Residential Building on Theater Site (“Parcel D”). The Committee reviewed this project for a second time. The Committee felt that the plans should show existing conditions across Shellmound, 63rd, and 64th Streets and the alleyway in order to better assess site context. There was a discussion on the need to treat the site as if it has no “back” side and, given the existing conditions on 64th Street, it would be useful to use this frontage for the least active uses. It was noted that the proposed uses (bike storage and mechanical rooms) along Shellmound Street would not activate the street and a relocation of townhomes on this side could be considered. Using public art creatively for activation of streets and blank walls was suggested. It was commented that townhomes do not seem to activate the street much when they can be accessed internally from the garage. In order to remedy that, elimination of internal corridors behind the townhomes was suggested so that residents would enter their townhomes through the front door.

Staff also noted that the 64th and Christie building, currently under construction, includes ground floor residential units on both the 63rd and 64th Street frontages, while the ground floor fronting the “alley” to the east is a blank wall. Thus, it seems logical to continue the ground floor residential uses along the 63rd and 64th Street frontages on Parcel D. In order to activate the Shellmound Street frontage, which is an important pedestrian corridor connecting uses to the north with the Marketplace development and Bay Street, the resident amenity uses, including fitness and recreation space, dog spa and bike shop could be put along the eastern side of the building. (Residential entries were not deemed preferable on this side, which faces the railroad tracks.) The less active uses, including utility space and bike storage, could be put along the alley to the west, facing the blank wall on the ground floor of the 64th and Christie building.

59th and Peladeau Bar, 5855 Hollis Street (former Tacos Del Mar space). Issues discussed by DCC members included the possible need for a grease trap and/or hood in conjunction with cooking, dishwashing, and food heating; and the feasibility and design of a sidewalk café. It was determined that the existing planter in front of the space is in the public right-of-way and is not part of the stormwater treatment system, so it could be removed or modified to accommodate a sidewalk café.

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 September are discussed below.

Sherwin Williams Planned Unit Development (PUD). On September 27, Lennar Multifamily Communities submitted an application for a Preliminary Development Plan (PDP) for a PUD to redevelop the 8.59 acre former Sherwin Williams paint factory site. The proposed PUD would include 540 residential units, 79,600 square feet of office, 10,000 square feet of retail and 5,000 square feet of restaurant/café space. The application includes two options with the same

mix and intensity of uses but different configurations of the buildings and park/open spaces. LSA Associates have been retained to conduct the environmental analysis for this project, and their contract is scheduled for approval by the City Council on October 7. Planning Commission and City Council study sessions have been scheduled for October 30 and December 2, respectively. The project will also be reviewed by the BPAC and the Parks and Recreation Committee at their meetings on October 6 and October 15 respectively. Staff participated in a conference call with the development team on September 19, and met with the development team and CEQA consultant on September 30. In both meetings, the scope and schedule for the proposed Environmental Impact Report were discussed.

3706 San Pablo Avenue Affordable Housing. On September 26, EAH Inc. submitted an application for construction of 87 affordable residential units with 6,130 square feet of commercial space and 115 parking spaces in a six story structure on the former “Golden Gate Lock and Key” site. A community meeting was held on September 10, with nine community members in attendance. Questions regarding remediation and dumping and graffiti on the site were posed. A resident who lives adjacent to the proposed dog park stated that she did not wish that feature to be included in the project. A concern was expressed regarding shortage of on-street parking in the neighborhood. A comment was made that the development resembled a gated community and the design would not address security issues on the neighboring streets. It was suggested that the project include a flue in the commercial space so that a restaurant could be accommodated in the future. With respect to environmental remediation, a public meeting was held on September 25 to provide an overview of the proposed site cleanup plan and to answer any questions. Proposed dust control measures, air quality monitoring, and truck routing were discussed, and appeared to be satisfactory to the neighbors in attendance. It is anticipated that site cleanup activities will be undertaken by the City in spring 2015. The project is scheduled for a Planning Commission study session on October 2.

Marketplace Redevelopment Project. Staff met with the owners/developers of this Planned Unit Development on September 3 to discuss issues related to the configuration of the Christie Avenue Park redesign and expansion, and on September 22 to discussion subdivision issues.

Parc on Powell. On September 5, staff met with the developer and general contractor of this residential project that is under construction to discuss on-going issues related to construction workers parking in the neighborhood.

Bay Street. On September 25, the City Manager, Community Development Director, and Acting Economic Development and Housing Manager had a “meet and greet” with UBS, the new owners of the Bay Street shopping center. It was decided that ongoing quarterly meetings with the ED&H Manager would be useful.

Potential Hotel. On September 11, the Community Development Director and Acting Economic Development and Housing Manager met with FPG Development Group, a national firm that claims to be the largest hotel operator in Silicon Valley, about a potential hotel site in Emeryville. Their top choice is the Christie Avenue properties owned by the City.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

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

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

L'Occitane, 5617 Bay Street. A Minor Sign permit application for tenant identification signs was submitted on September 15 (pending).

BRG, 2200 Powell Street. A Major Sign permit application for two high-rise identification signs was submitted on September 25; it is scheduled for Planning Commission consideration on December 11 (pending).

AT&T, 5691 Bay Street. A Minor Sign permit application for one wall sign and one blade sign was submitted on September 29 (pending).

City Storage, 4000 Adeline. A Minor Sign permit application for two wall signs and two entry identification signs was submitted on September 29 (pending).

Panda Express, 1151 40th Street. A Minor Sign permit for three wall signs was submitted on September 30 (pending).

Conditional Use Permits

SpoonRocket, 4070 Hubbard Street. A Major Conditional Use Permit application to legalize a Transportation and Delivery Service: Light Fleet was submitted on July 15 and was withdrawn on September 24. SpoonRocket has now ceased operations in Emeryville.

Elemental LED Distribution, 1460 Park Avenue. A Minor Conditional Use Permit application for an indoor storage and distribution establishment as a substitution for an existing legal nonconforming use was approved on September 3.

59th & Peladeau Bar, 5885 Hollis Street. A Major Conditional Use Permit application for a bar was submitted on September 5; it is scheduled for Planning Commission consideration on October 30 (pending).

4th Unit, 5530 Beaudry Street. A Minor Conditional Use Permit application to add a fourth unit was approved on September 8.

Temporary Use Permits

Speer Family Pumpkin Farm, Northeast Corner of Christie Avenue and Shellmound Street. A Temporary Use Permit for a Halloween pumpkin lot was approved on September 18.

Sidewalk Café Permits

Bacano Bakery, 1298 65th Street. A permit for a sidewalk café was approved on September 8.

Subdivisions

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

Marketplace Theater Parcel, 64th and Shellmound Streets. A subdivision permit for a lot line adjustment was approved on September 11.

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

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Staff presented preliminary draft recommendations to the Emeryville Economic Development Committee on September 3, the EBOTS Policy Advisory Committee on September 8, the EBOTS Technical Advisory Committee on September 17, the Berkeley Transportation Commission on September 18, and the Emeryville Transportation Committee on September 30. The draft report is now posted at <http://www.emeryville.org/ebots>. It recommends a “Trunkline Connector” enhanced bus from Jack London Square to Gilman Street in Berkeley, and streetcars connecting Emeryville and West Oakland with MacArthur BART to augment the Emery Go-Round. It will be the subject of study sessions at the Emeryville Planning Commission on October 2, the Emeryville Transportation Management Association Board on October 16, the Emeryville City Council on October 21, the BART Board of Directors on October 23, the Berkeley City Council on October 28, and the Oakland City Council on November 18.

Housing Element. The State Department of Housing and Community Development (HCD) approved the Housing Element with no changes, and praised Emeryville’s General Plan and Planning Regulations. HCD suggested building on existing City programs by setting goals for units preserved through foreclosure prevention, the housing preservation ordinance, and monitoring of affordability agreements. The final Housing Element is scheduled for consideration by the Planning Commission on October 2, and for adoption by the City Council on November 18.

Design Guidelines - Family Friendly Housing. Staff put updated text and the architect’s drawings into pages in InDesign for internal review.

Horton Street Bicycle Boulevard Traffic Calming. Community Development staff participated in a community workshop hosted by Public Works on September 27 and a special Transportation Committee meeting on September 30 to discuss potential traffic calming measures on the Horton Street Bicycle Boulevard.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the third month of fiscal year 2014-2015 for building permit and inspection activity. This was a very busy month for the Building Division; the number and valuation of permits issued was the highest since we began tracking them in July 2002, and the number of inspections conducted was the second highest on record (exceeded only by the previous month's all time high). Several large projects pulled permits prior to September 15 in order to avoid the new development impact fees, which took effect that day. These included the 3900 Adeline residential project (\$22 million), the Intersection mixed use project (\$21 million), the Grifols "Project Horizon" tenant improvements (\$42 million), and two major tenant improvement projects valued at \$2 million and \$1.5 million, respectively. Although no impact fees were collected in September, all this activity generated \$3.25 million in other fees, including \$469,000 for the General Plan Maintenance Fund, \$224,000 for the Public Art Fund, and \$458,000 in school fees. In addition, two projects reached the "finish line" this month, with Certificates of Occupancy issued for the Broken Rack billiard hall and bar at 5768 Peladeau Street and the Krubiner factory-built house at 5507 Beaudry Street. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in September:

Permits Issued:	128
Total Valuation:	About \$94 million
Fees Collected:	About \$3.25 million
Inspections:	1,953
- Major projects:	678 (35%)
- Other:	1,275 (65%)

Fast Track Plan Check:

- Same day: 11 applications
- Within 2 weeks: 25 applications
- Expedited requests: 4 (plan review comments or permit approval within 3-5 days)

Public Contacts and Inquiries:

- Counter contacts: 247
- Telephone inquiries: 179

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.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.

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:

- **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, 175-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 September. 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.
- **5530 Beaudry, Unit C** – living unit conversion to legal use.
- **2100 Powell Street, 5th floor** – interior wall demolition.
- **5617 Bay Street, Building B** – interior demolition.
- **1480 64th Street** – interior demolition.
- **3839 Emery Street** – interior demolition.
- **Basic Café** – 5000 Adeline Street; kitchen hood installation.
- **1603 Powell Street** – install 3 antennas.
- **5929 Vallejo Street** – install photo voltaic solar system.
- **Archstone** – 6401 Shellmound Street; electrical system upgrade for pending solar installation.
- **2100 Powell Street** – installation of lighting fixtures.
- **Starbucks** – 1405 65th Street; install electrical receptacles.
- **Sutter Health** – 1900 Powell Street, 9th floor; install electrical receptacles.

- **1033 43rd Street** – install electrical feeder.
- **1034 48th Street** – remodel existing single family residence, foundation, siding, windows.
- **6400 Christie Avenue, #2311** – tub and sink replacement.
- **6400 Christie Avenue, #4221** – installation light fixtures and garbage disposal.
- **1071 41st Street** – reroof.
- **1485 Park Avenue** – reroof.
- **Bacano Bakery** – 1298 65th Street; reroof.
- **1032 45th Street** – front porch repair.
- **1255 Ocean Avenue** – dry rot repairs for entry stairs, siding replacement.
- **Plum Organics** – 1485 Park Avenue; seismic retrofit.
- **Plum Organics** – 1485 Park Avenue; interior partition walls and door installation, 1st and 2nd floors.
- **1266 62nd Street** – consolidate and relocate electric meters.
- **1030 and 1032 45th Street** – electric service upgrades.
- **3900 Adeline Street** – shoring/grading.
- **Grifols, CMF Phase 2** – 1403 Stanford Street; Interior Project Horizon, tenant improvements
- **AT&T, Store of the Future** – 5691 Bay Street; storefront and tenant improvements.
- **AMC Bay Street** – 5614 Bay Street; install beverage bar.
- **CommonWealth** – 3986 Adeline Street; walk in refrigeration.
- **Novartis Building 4, 1st Floor** – 5300 Chiron Way; tenant improvements, room expansion.
- **Adamas** – 1900 Powell Street, #750; tenant improvements phase 1.
- **Total New Energies** – 1355 59th Street; tenant improvements, labs, process areas.
- **Cesca Therapeutics** – 5858 Horton Street, 5th floor; tenant improvements conversion.
- **L’Occitane** – 5617 Bay Street; tenant improvements, storefront.
- **Counter Culture Coffee** – 1329 64th Street; tenant improvements office, install water heaters.
- **Men’s Wearhouse** – 5727 Christie Avenue; tenant improvements, partition walls.
- **6001 Shellmound Street, 5th Floor** – spec tenant improvements.
- **Grifols Building N** – 4560 Horton Street; tenant improvements.
- **Hyatt House Hotel** – 5800 Shellmound Way; replace four water heaters.
- **1033 47th Street** – private sewer lateral replacement.
- **1039 43st 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.
- **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 September 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.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.

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 September:

- **Krubiner Residence** – 5507 Beaudry Street; factory-built house (CO)
- **The Broken Rack** – 5768 Peladeau Street, billiard hall and bar (CO)
- 15 sub permit types (finals).

Code Enforcement/Graffiti Abatement

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

- 3 graffiti cases, correspondence for abatement purposes.
- 1 code enforcement related case was abated.
- 2 Building Code related cases (work without permits).
- 33 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

In addition, on September 4 the Chief Building Official and Community Development Director met with the owner of U.S. Spring, a concrete block building at West MacArthur Boulevard and Adeline Street, to discuss her efforts to ward off graffiti by having artists paint murals on the building walls.

Customer Feedback Questionnaire

For the month of September two questionnaires were received, one indicating positive and excellent in all categories, and the other indicating dissatisfaction with the service received. The applicant for the latter was contacted by the Community Development Director to discuss the situation and find out how we could have provided better customer service. The applicant said he had had to make a repeat trip to the City because the information initially given him about submittal requirements was incorrect. Further investigation revealed that this was an unusual situation where temporary personnel who were not completely familiar with our requirements were covering the front counter while regular staff was in training. The customer was given our apologies, with assurances that we will do our best to avoid such confusion in the future. It might be noted that, once the submittal requirements were clarified, the customer's application (a new tenant sign at Bay Street) was approved within two days of submittal.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Economic Development Advisory Committee. Staff continued to provide support for the committee, coordinating with Planning staff for a presentation on the Emeryville-Oakland-Berkeley Transit Study (EBOTS) at the September 3 meeting, as noted above.

Chamber of Commerce Contract. As noted above, on September 2 the City Council approved a contract for the Chamber of Commerce to continue to provide services related to implementation of the Economic Development Strategy in fiscal year 2014-15.

Economic Development Strategy. Staff held an informal “brainstorming” session on September 15 on updating the City’s Economic Development Strategy, which was adopted in early 2012. Based on this discussion, the proposal was revised for further staff review. Once staff is satisfied with the proposal, it will be presented to the Economic Development Advisory Committee and City Council for discussion, and community workshops will be scheduled.

Berkeley-Emeryville Bioscience Corridor Partnership. Staff set up and staffed a “BE Bio Meet-Up” event on September 17 as part of the Berkeley-Emeryville Bioscience Corridor partnership.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. Staff worked with Wareham Development to provide Caltrans staff with a schedule and project budget for an administrative extension of the State Transportation Improvement Program (STIP) \$4.2 million grant for public parking and bus bays at the Transit Center. In October, staff will convene the regular quarterly meeting with Caltrans to review the project status, including the extension request.

Commercial Space Available Listings. Staff reviewed updated commercial space available reports prepared by our consultant and posted them on our website.

Local Business Assistance. Staff responded to four requests regarding vacant or available commercial properties in Emeryville, and provided information on California tax incentives to a local bioscience company.

AFFORDABLE HOUSING

Parc on Powell and Emme Housing Projects. In September, the marketing plan for the affordable units at the Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill) project was finalized, and staff reviewed a progress payment request for the Emme (64th and Christie) project. Marketing for the affordable units in both projects will start in October. The lottery for the Parc on Powell units is scheduled to take place in the Council Chambers on November 12. The Emme project lottery will be scheduled soon.

3706 San Pablo Avenue. Staff attended a City of Oakland meeting for Notice of Funding Availability (NOFA) applicants. As noted above, a community meeting regarding design was held on September 10, and a community meeting on the site clean-up plan was held on September

25. Staff also met with the Police Department to review design as it relates to public safety, and had a pre-submittal meeting with the Building Division.

Rehabilitation Projects. Staff reviewed and denied a paint rehab application, sent out one application for roof repair, and responded to four public inquiries on the program for homes that were not eligible. Staff is working with the owners of an affordable disabled project to develop a plan for paint and minor rehabs of six units.

Homeless. Staff met with the cities of Berkeley and Oakland to work on a regional response to homelessness during the winter months. Staff is working with a homeless service provider to develop a scope of services for homeless outreach and case management.

Housing Notification. Two hundred fifty-six people were added to the Housing Notification List. The list was purged of duplicates and sent to Parc on Powell for their October outreach.

Public Information. Staff fielded 16 calls and emails regarding housing search, 6 calls and emails regarding landlord/tenant issues, 3 calls from developers, and 6 walk-ins with housing related issues.

Regional Coordination. On September 19, staff hosted a meeting of North County cities and Alameda County to discuss county funding of affordable housing and homeless programs. Staff also attended the Urban County Technical Advisory Committee meeting.

Rent Stabilization and Tenant Protection. On September 22, staff held a “brainstorming” session on possible rent stabilization and tenant protection measures, in preparation for a discussion by the Housing Committee on October 1. This was done at the direction of the City Council, who first raised the issue in conjunction with approval of the draft Housing Element on July 15 and referred it to the Housing Committee.

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

- One subordination request was completed.
- One subordination request was resubmitted; it had previously been declined due to new principal amount in excess of program guidelines.
- Two subordination inquiries were received; at this point it is undetermined if the program participants will move forward with their requests.
- Staff is working with an owner-occupancy violator of a BMR owner/FTHB loan borrower at 1500 Park Avenue to put the unit on the market.
- One BMR unit is in contract: a one-bedroom unit in Andante for a two-person household, one of whom is a teacher at the Emery Unified School District.
- One BMR unit closed: a two-bedroom single family home in Oak Walk.
- One FTHB loan on a market rate unit in Adeline Place was paid off.
- Staff analyzed the short sale of a City loan in the Watergate complex which exceeds both the \$45,000 threshold for approval by the City Manager and the amounts that can be forgiven under the First Time Homebuyer Loan Program Guidelines. Based upon receipt of evidence of financial hardship from the borrower, this item will be brought to the City Council for its review and consideration in October.

- Staff responded to 94 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.
- Staff returned unexpended 2008 CalHome grant funds.

CAPITAL PROJECTS

Temescal Creek (48th Street) Community Organic Garden. In September site work was completed, plots were assigned, and planning was begun for a Grand Opening. Emeryville Community Organic Gardens (ECOG) and City staff are planning a grand opening to coincide with national Make a Difference Day on October 25, with the initial schedule being a Work Party from 1:00 to 3:00 p.m. and a Ribbon Cutting and Celebration from 3:00 to 4:00 p.m. A community project to add community planters outside the garden gate will allow low income residents, without plots, access to nutritious fresh foods.

PUBLIC ART PROGRAM

Sign of the Times Restoration and Renewal. In September contractors completed a side by side test of two anti-graffiti coatings to be placed on 25 utility boxes throughout the City featuring new and relocated images by Seyed Alavi as part of a renovation and reinstallation of his series “Sign Of The Times.” Contractors noted a nanotechnology product, Tru-Nano Graffiti Shield, compared extremely favorably to a product previously used as standard by the contractor. In recommending the product, the contractor, Peralta Service Company (PSC) said, “Great product. Hands down easier to apply, far great results in protection and [uses] common acetone to abate graffiti on one try. PSC recommends this product hands above, so much that PSC will be changing to this product.” Staff anticipates contracting for renovation and installation with the Tru-Nano Graffiti Shield in the New Year, with City Council approval of contracts anticipated before the end of the year.

Bus Shelter Temporary Art Program. In September, staff accepted responses to the Request for Proposals (RFP) for a third phase of the Bus Shelter Temporary Art Program and responded to artists’ questions. The Selection Panel was convened September 9 and the Public Art Committee made a recommendation to the City Council on September 11 with the City Council’s review expected on October 21.

Public Art Master Plan (PAMP). In July the Public Art Committee nominated a sub-committee to draft the RFP for the proposed Public Art Master Plan. The subcommittee continued to meet in September on the preferred distribution process, as well as the scope of work to be performed, including review of relevant model RFPs and PAMPs from other jurisdictions with 1% for Art Programs, and alternate ordinance implementation strategies.

Shellmound Street-Powell Street Bridge Public Art. The Selection Panel is scheduled to meet on November 21 with final submittals to be displayed in City Hall from November 14 through the Public Art Committee and City Council meetings in January. The Selection Panel will make a recommendation to the Public Art Committee at the January 8, 2015 meeting and the City Council will have a recommendation by February 2015.

Purchase Award. As noted above, the City Council approved the Police Station as an alternate site to City Hall on September 2. A Selection Panel will be convened October 8 and the Public Art Committee will make a recommendation October 9 with the City Council to hear the recommendation on October 21.

Public Art in Private Development. Staff initiated communication regarding planning processes for Public Art at housing developments at The Intersection (3800 San Pablo Avenue) and 3900 Adeline, both of which made substantial deposits into the Public Art fund in September when their building permits were issued.

Poet Laureate. In September, the Poet Laureate selected four poems from over 100 submitted by regional poets as the initial selections for a monthly exhibit on the Emery Go-Round (EGR) over the next year. Staff arranged for printing and distribution on all EGR shuttles starting October 1 with announcements of two poetry readings to be included at the Emeryville Celebration of the Arts annual show.

BROWNFIELDS

3706 San Pablo Avenue. In September, Weiss and Associates received conditional approval of the Draft Site Cleanup Plan for 3706 San Pablo Avenue and began the public review needed to complete the Plan. Thirty days of public review started on September 15 and will conclude October 17. A public meeting was conducted on September 25 and public comments were recorded and responded to regarding safety concerns associated with excavation and transport of contaminated soils. Bid documents for the site remediation work are anticipated this fall, with remediation anticipated to be completed by June 2015.

ADMINISTRATION/OTHER

American Planning Association California Chapter Conference. Associate Planner Diana Keena and Senior Planner Miroo Desai attended this conference in Anaheim on September 13-16. Panelists on urban places, transit connections and affordability mentioned a new transportation management organization and State authorization for BART to form assessment districts. Staff also attended sessions on Anaheim's packing house turned community living room, leadership in tough situations, doing the right thing with different ethnic groups, siting housing near high-volume roads, development of downtown Santa Ana, tourism, and state legislation. As Inclusionary Director of the state APA Board, Ms. Desai attended the APA Board meeting on September 13 and held the Diversity Summit on September 14.

Chamber of Commerce Annual Meeting and Luncheon. The Community Development Director and Acting Economic Development and Housing Manager attended the Chamber's annual luncheon at the Doubletree Hotel at the Berkeley Marina on September 18. The featured speaker was Kish Rajan, Director of the Governor's Office of Business and Economic Development, who spoke on California's business climate and economic development strategy.

Alameda County Planning Directors Meeting. On September 26, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors at Hayward

City Hall, hosted by the City of Berkeley. The group discussed “Airbnb” impacts and regulations; Universal Design standards; minimum livability standards for dwelling units, including group living; VMT (Vehicle Miles Traveled) versus LOS (Level of Service) for measuring traffic impacts, which is the subject of current revisions to the State CEQA Guidelines; and ABAG’s “PDA [Priority Development Area] Showcase” website. Everyone provided an update on the status of significant projects in their jurisdictions. The City of Albany will host the next meeting on November 7th.

Alameda County Transportation Commission Coordination. On September 3, staff met with Vice Mayor Ruth Atkin to discuss coordination between staff and the Commission. Vice Mayor Atkin serves as Emeryville’s representative on the Alameda County Transportation Commission, while staff represents Emeryville on the Alameda County Technical Advisory Committee (ACTAC), which provides support and recommendations to the Commission. The purpose of this meeting was to share information among Emeryville’s representatives prior to the next Commission and ACTAC meetings. It was decided to hold future coordination meetings on an as-needed basis.

Coastal Cleanup. Assistant Planner Sara Billing assisted at the annual coastal cleanup event held on September 20. Eighty-nine community members participated in the event by picking up trash along the Emeryville shoreline and recording their findings. This data is reported to the State, which helps to inform policy and track the health of the shoreline environment. Volunteers gathered nearly half a ton of garbage, including 1,211 cigarette butts, 214 plastic beverage bottles, 2,671 foam pieces, and 769 food wrappers. Many local businesses also supported the event by providing food, drinks, and gift certificates to raffle off to volunteers.

Oral Interview Panels. The Community Development Director served on an oral board on September 10 to help the City of Oakland select a new Planner V, and Senior Planner Miroo Desai served on an oral board in Hayward on September 25 for the position of Senior Planner.

State Legislation on Solar Panel Building Permits. In last month’s progress report the Chief Building Official noted that AB 2188, which addresses photo voltaic solar panel permits for single family residences, was awaiting the Governor’s signature. The bill has now been signed, as a result of which the City of Emeryville Building Division is required to create an expedited, streamlined permitting and inspection process by September 30, 2015 for rooftop solar energy systems up to 10 kW that meet building and safety standards. This process is to include over-the-counter application and review, and approval within a 24 hour period and/or on-line application, submittal, approval and payment options. As part of the application process, local jurisdictions must provide a checklist for applicants to fill out and submit.

PG&E Pipeline Pathways. Staff met internally on September 15 to discuss the PG&E “Pipeline Pathways” program (dysphemistically referred to as “Operation Clear-Cut”) whereby PG&E proposes to cut down trees along gas pipeline routes, which they claim interfere with maintenance of the pipeline and whose roots “can damage the protective coating around the pipe, which is the first layer of protection against corrosion.” So far, the program has not come

to northern Alameda County, but has generated much concern and controversy in the east county, Contra Costa, Santa Clara, and Marin.

Stormwater (“C3”) Permit Process Coordination. On September 23, Planning, Building, and Public Works staff met to discuss the processing of stormwater permits, which are required for many large projects that also require building permits, but which are processed by the Public Works Department. Among other things, it was decided to advise applicants to make an appointment with Public Works staff to submit their applications, so that they will be in contact with the correct people from the beginning of the process.

Development Impact Fees. Staff of the Planning, Building, and Economic Development and Housing divisions met with the Finance Department and the City Attorney’s Office on September 4 and 9 to discuss the details of implementation of the new development impact fees, which took effect on September 15.

Economic Development Project Meeting. Economic Development and Housing staff, the Community Development Director, Public Works Director, City Attorney, and City Manager held their regular monthly meeting on September 2 to review the status of various economic development projects and programs.

Grants Coordination. At its September 18 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the on-going management of existing grants.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for 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 September 11 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. An intern continued listing Planning projects before 1992 for entry into the TRAKIT database.

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Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Marketplace Redevelopment IC/II Shellmound at railroad ped bridge	Residential - 218 units Retail - 15,000 s.f.	Community meeting 8/21/14. PC study session 10/2/14.	████████					
Marketplace Redevelopment IC/II SE of 64th & Shellmound Streets	Residential - 216 units	Community meeting 8/21/14. PC study session 10/2/14.	████████					
Marketplace Redevelopment IB Christie Avenue Park	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC hearing tentatively 12/11/14.	████████					
Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelop- ment site approved by City Council 2/4/14.	████████					
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	PUD application submitted 9/27/14. PC study session tentatively 10/30/14.	████████	████████				
3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	CC approved ERN on 5/20/14. Planning applic. submitted 9/26/14. PC study session 10/2/14.	████████	████████				
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.	████████	████████				
Marketplace Redevelopment III 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.	████████	████████				
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 171 rooms	PC study session 1/23/14. PC approved 4/24/14. Stormwater permit application received 9/30/14.	████████	████████	PC - 4/24/14			
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	Residential/live-work - 17 units	PC approved 8/27/09.	████████	████████	PC - 8/27/09			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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			
The Intersection Mixed Use ("Maz") 3800 San Pablo Avenue	Residential - 100 units Retail - 21,640 s.f.	Commercial shell bldg permit app. rec'd 6/30/14. Residential foundation permit issued 9/12/14.			PC - 8/22/13			
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			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Grading permit issued 9/2/14. Building permit issued 9/10/14.			CC - 1/20/09			
Parc on Powell (formerly Parkside) 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			
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 Streets	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Marketplace Redevelopment IA "Emme" - 64th & Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
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			
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			
Broken Rack 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. CO issued 9/23/14.			PC - 9/26/13			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11. CO issued 9/23/14.			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		

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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>
MIXED USE PROJECTS			
<p>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</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>
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. Received stormwater permit application on September 30, 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. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State; awaiting State's response.	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. Issued foundation only permit for residential structure on September 12, 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>Marketplace Redevelopment Phase IA – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue (“Emme” Apartments) FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Josh Corzine (650) 849-1669</p>
<p>Marketplace Redevelopment Phase IB – 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. City Council study session scheduled for October 7, 2014. Second Planning Commission study session scheduled for October 30, 2014. Planning Commission public hearing tentatively scheduled for December 11, 2014.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Marketplace Redevelopment Phase IC/II – “Parcel A” (“Shellmound site”) Shellmound Street at pedestrian bridge over railroad FDP14-002</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 held August 21, 2014. Planning Commission study session 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>
Marketplace Redevelopment Phase IC/II – “Parcel D” (“Theater site”) Southwest of 64 th and Shellmound Streets FDP14-003	Construction of new residential building with approximately 216 residential units and 290 residential parking spaces.	Received building permit application to demolish UA Theater on June 24, 2014. Community meeting held August 21, 2014. Planning Commission study session scheduled for October 2, 2014.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace Redevelopment Phase III – “Parcels B and C” Shellmound Street between Shellmound Way and 64 th 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
Sherwin Williams Urban Village 1450 Sherwin Avenue PUD13-001	Redevelopment of former paint factory site for approximately 540 housing units and 94,600 s.f. of commercial space in six buildings, plus 2 acres of public open space.	Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session scheduled for October 30, 2014.	Joe Ernst srmErnst Development Partners (510) 219-5376
RESIDENTIAL AND LIVE-WORK PROJECTS			
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

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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>Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, 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>3706 San Pablo Avenue UPDR14-001</p>	<p>Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project with approximately 87 units and 6,130 square feet of commercial space.</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 permit application submitted September 26, 2014. Planning Commission study session scheduled for October 2, 2014.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>

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September 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>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12, 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. Issued Grading Permit on September 2, 2014. Issued Building Permit on September 10, 2014.</p>	<p>Bob Huff Madison Park Financial Corp. (510) 452-2944</p>
<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011. Applicant is now seeking final certificate of occupancy. Issued Final Certificate of Occupancy on September 23, 2014.</p>	<p>Seth Krubiner (415) 602-3326</p>

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

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

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OTHER			
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 2013. Building permit was approved on September 12, 2013, and issued on October 22, 2013. Project is under construction.	Shawn Fritz Kava Massih Architects (510) 644-1920
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
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue UPDR12-001	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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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 59 th 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. Temporary certificate of occupancy issued on July 16, 2014. Issued Final Certificate of Occupancy on September 23, 2014.	Marilyn and Wayne Boucher (510) 652-9808
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

	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
PERMITS ISSUED													
Building Permits	21	12	39										72
Plumb., Elec., Mech.	40	23	76										139
Fire	14	5	13										32
MON. TOTALS	75	40	128	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	243
VALUATION													
Residential	\$11,802,075	\$85,658	\$43,048,133										\$54,935,866
Sub Permits	\$3,357,341	\$317,340	\$792,303										\$4,466,984
Commercial	\$234,618	\$4,529,994	\$50,081,392										\$54,846,004
MON. TOTALS	\$15,394,034	\$4,932,992	\$93,921,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$114,248,854
FEES COLLECTED													
General Plan	\$76,487.81	\$23,743.78	\$469,130.71										\$569,362.30
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00										\$4,633.00
Technology Fee	\$15,297.57	\$4,748.77	\$93,793.83										\$113,840.17
Building Permit	\$121,964.68	\$37,576.22	\$787,330.42										\$946,871.32
Plan Review	\$46,150.28	\$21,594.32	\$148,881.64										\$216,626.24
Energy Review	\$3,563.97	\$2,513.97	\$24,804.60										\$30,882.54
Electrical Permit	\$6,370.09	\$7,402.39	\$157,928.42										\$171,700.90
Plumbing Permit	\$4,803.89	\$6,625.36	\$141,627.49										\$153,056.74
Mechanical Permit	\$5,080.48	\$22,002.77	\$132,176.82										\$159,260.07
S.M.I.P.	\$4,244.88	\$1,279.42	\$26,047.56										\$31,571.86
Microfiche	\$1,222.21	\$372.42	\$8,301.03										\$9,895.66
Fire Dept. Fees	\$4,837.20	\$13,158.51	\$265,206.62										\$283,202.33
Sewer Connection	\$10,458.00	\$7,221.00	\$293,161.00										\$310,840.00
Bay-Shell	\$0.00	\$0.00	\$446.49										\$446.49
Traffic Impact	\$33,158.51	\$15,902.34	\$0.00										\$49,060.85
School	\$0.00	\$0.00	\$457,626.91										\$457,626.91
Art Public Places	\$0.00	\$35,002.26	\$224,155.58										\$259,157.84
Other : (PSL, AMMR)	\$2,909.00	\$9,444.50	\$11,163.50										\$23,517.00
MON. TOTALS	\$337,183.57	\$208,795.03	\$3,245,573.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$3,791,552.22

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		
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	98%	8	0	0											8
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	65%	13	31	29											73
CITY STORAGE	\$5,718,304	22-Oct-13	67%	55	75	65											195
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0												0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	62%	12	43	22											77
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	60%	244	265	254											763
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	0%			8											8
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	65%	266	288	265											819
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	80%	40	38	35											113
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,198	1,358	1,270											3,826
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	8	6	5											19
				1,844	2,104	1,953											5,901

¹Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.