




CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: November 1, 2014

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – OCTOBER 2014**

HIGHLIGHTS OF THE MONTH

October was an eventful month for several proposed major development projects. The Sherwin Williams mixed use project was discussed by the Bicycle/Pedestrian Advisory Subcommittee, Parks and Recreation Committee, and at a Planning Commission study session, and preparation of the Environmental Impact Report got underway. The Christie Avenue Park Redesign and Expansion project was reviewed at Planning Commission and City Council study sessions. The two proposed residential projects of the Marketplace Redevelopment Project, and the 3706 San Pablo Avenue affordable housing project, were reviewed at Planning Commission study sessions. Staff has also met with a new developer who intends to take over the residential project on the Nady site at 6701 Shellmound Street. All of these projects, totaling over 1,300 new residential units, will be wending their way through the entitlement process in the coming months.

The draft report of the Emeryville-Berkeley-Oakland Transit Study (EBOTS) was discussed by the Emeryville Planning Commission and City Council, Oakland Planning Commission, Berkeley City Council, and Emeryville Transportation Management Association Board. Further meetings will be held in November, and the report will be presented for approval in December and January.

The 2015-2023 Housing Element was reviewed by the Planning Commission, which voted unanimously to recommend City Council adoption, scheduled for November 18.

The groundbreaking for the Emeryville Center of Community Life was held on October 16.

The annual Celebration of the Arts show was held in October and the City Council approved the annual purchase award of two works to be displayed in City Hall and the Police Station.

The pre-application period for the 21 affordable units at the Parc on Powell project ended on October 31, with 1,186 pre-applications received. A lottery will be held in November.

The grand opening of the Temescal Creek Community Organic Garden on 48th Street was celebrated with a work party on October 25, in conjunction with national Make a Difference Day.

The Chief Building Official attended the annual International Code Council conference in Fort Lauderdale, Florida. The 2015 ICC codes discussed at the conference will become the basis for the 2016 California Building Codes, which will take effect on January 1, 2017.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

October 7

Christie Avenue Park Redesign and Expansion. The City Council held a study session on this next phase of the Marketplace Redevelopment Project. The Council recommended that the main path be made more direct and that the City's standard street furniture be used. The Council also wanted the park design to allow for the possibility of a larger park by adding the adjacent City-owned parcel to the south. Comments were made regarding the use of Bay Friendly Landscaping. It was suggested that the tree removal and plant palette be reviewed by the City Arborist, and that as many trees as possible be retained.

Sherwin Williams Mixed Use Project. The City Council approved a contract for LSA Associates to prepare an Environmental Impact Report under the requirements of the California Environmental Quality Act (CEQA).

Short Sale. The Council approved the short sale of 2 Commodore Drive, #D285, allowing a repayment of approximately \$17,000 on a First Time Homebuyer loan of about \$73,400, resulting in the forgiveness of about \$56,400 of the loan balance. If this were not approved, the property would probably have gone into foreclosure and the City would have lost the entire loan balance.

Off the Grid Cabaret Permit. The Council approved a cabaret permit for live music at the weekly Off the Grid food truck events that are held at the Marketplace every Saturday afternoon. Staff previously approved a Temporary Use Permit for these events.

October 21

Emeryville-Berkeley-Oakland Transit Study (EBOTS). The Council held a study session on the draft report for the Emeryville-Berkeley-Oakland Transit Study and made a number of useful comments. The report describes and evaluates proposed incremental short-term improvements, an enhanced bus from West Berkeley through Emeryville to West Oakland BART and Jack London Square, and streetcar lines connecting MacArthur BART to central Emeryville (supplementing the Emery Go-Round) and West Oakland.

Annual Art Purchase Award. The Council approved the annual Art Purchase Award for the acquisition by the City of artwork from the Celebration of the Arts exhibition. This year, two works will be purchased: "My Iconoclast" by Rik Ritchey for display in City Hall, and "Blue Print of a Garden" by Nora Pauwels for display at the Police Station.

Bus Shelter Public Art Program. The Council approved the Public Art Committee's recommendation of artists Caitlin Coreris, Teresa Kalnoskas, Hannah Nelson, Moonyoung Sung, Will Tait, and Kazuko Watanabe, with Bonnie Neumann and Ann Weber as alternates, for the 2014 Bus Shelter Public Art Program, and authorized the City Manager to enter into agreements with the artists for final design for up to \$4,000 per artist.

Homeless Shelter Beds and Warming Centers. The Council approved a Memorandum of Understanding with the City of Oakland to provide four shelter beds for senior homeless at St. Mary's Center at 925 Brockhurst Street, Oakland from December 1, 2014 through April 30, 2015 and for the operation of two warming centers in Oakland for up to 40 persons from November 15, 2014 through April 15, 2015 for up to \$15,000, and appropriated that amount from the Affordable Housing Fund.

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 two in October. The Commission considered the following items at these two meetings:

October 2

Housing Element. The Commission reviewed the final 2015-2023 Housing Element of the General Plan and voted unanimously to recommend that the City Council adopt it.

Emeryville-Berkeley-Oakland Transit Study. The Commission held a study session to review the draft report from this study for improving transit in Emeryville, West Berkeley and West Oakland.

3706 San Pablo Avenue Affordable Housing. The Commission held a study session to review a proposed 87-unit affordable housing development with 6,130 square feet of commercial space and 115 parking spaces in a six story structure on a site of approximately 1.12 acres on the east side of San Pablo Avenue between 37th Street and West MacArthur Boulevard, which is partially in the City of Oakland. The Commissioners all liked the project and appreciated the high quality design, variety in the programming of open spaces, and unit mix. The Commissioners did not see a problem with making the findings for providing parking above the maximum allowed by the Planning Regulations. The dog park was not seen to be inappropriate use of the space along West MacArthur Boulevard. The Commissioners wanted the applicant to include courtyard elevations and a street side elevation that showed the adjacent "Maz" building proposal in the next submittal. Participation in the AC Transit "Easy Pass" program and inclusion of a grease interceptor in the commercial space were recommended.

Marketplace Redevelopment Project, "Shellmound Site". The Commission held a study session to review a proposed Final Development Plan (FDP) on "Parcel A" ("Shellmound Site") of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. The project would include approximately 218 rental apartment units, 15,000 square feet of retail space, and 289 parking spaces in a seven story structure on a site of approximately 2.02 acres north of the Hyatt House Hotel and west of the Union Pacific railroad line. Under public comments, two citizens spoke on the need for the project to adhere to the approved PUD plan regarding the location of the railroad bridge connection to the proposed building. Residents of the Terraces condominium complex commented that the building was taller than allowed by the PUD, and would block their views

of the Bay. The Commission was unanimous in its desire to see the project retain the idea in the approved PUD plan to bring pedestrians from the east side of the bridge directly onto Shellmound Street via a grand staircase that makes its presence clearly visible. The proposed plaza area was not seen as a good substitute to the original concept. It was commented that while the ground floor retail component was well designed, the residential component seemed to be an after-thought. A number of Commissioners thought that the lobby was oversized and looked “tacked” on to the building and moved the amenity spaces away from the courtyard. The double-loaded corridors were seen as problematic reducing porosity of the courtyard and its relationship to the units. A desire to reduce the amount of stucco was noted as well as a desire to improve the railroad side elevation and not treat it like the back side of the building.

Marketplace Redevelopment Project, “Theater Site”. The Commission held a study session to review a proposed Final Development Plan (FDP) on “Parcel D” (“Theater Site”) of the Marketplace Redevelopment Project Planned Unit Development. The project would include approximately 216 rental apartment units and 290 parking spaces in a seven story structure on a site of approximately 1.79 acres on the site of the former United Artists Theater southwest of the intersection of 64th and Shellmound Streets. In response to Commissioners’ questions, the project architect clarified that all units were 100 percent accessible and universal in design and that the space along the perimeter of the building was to be used for planting. Under public comments, one citizen expressed the need to look at the entire Public Market site and ensure that it accommodates transit facilities such as bus shelters, and that coordination with AC Transit was necessary. There was a lot of discussion on the appropriate location for the proposed ground floor townhouses, and no consensus was reached. Commissioners were generally critical of the design, which they thought was “blocky” with too much stucco; however glass balconies and their angular placements was appreciated by one Commissioner. A preference for more 3-bedroom units was also noted and a need to design family friendly unit plans was expressed. While inclusion of townhouses in the unit mix was well-received, one Commissioner expressed a concern whether porches would be used or not. The Commissioners did not see a residential-only building as an issue.

October 30

Planning Commission Schedule. The Commission approved the schedule of meetings and associated dates for 2015.

59th & Peladeau Bar. The Commission unanimously approved a Conditional Use Permit for a proposed bar in the former Taco Del Mar space at the south-east corner of 59th and Peladeau Streets in the EmeryStation East building at 5885 Hollis Street.

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. The Commission liked the park design and how the applicant had responded to comments. One Commissioner noted the lack of a public restroom and another suggested large canopy trees along the path with park elements such as a fountain. Comments regarding adequate lighting in the park as well as on surrounding streets were also made. A couple of Commissioners

expressed a desire to make 63rd Street more transit friendly by making it wider. The Commissioners agreed on the need to review how the different Marketplace FDP proposals interacted with each other before approving any FDP. This was felt to be necessary in order to make the finding of compliance with the approved PUD. As a result of this discussion, it was decided to postpone the approval of the park FDP, previously scheduled for the December meeting, and hold a study session on the overall Marketplace Redevelopment proposal instead.

Sherwin Williams Mixed Use Project. The Commission held a study session to review a proposal to redevelop the former Sherwin Williams paint factory site into a mixed-use “town center” with a combination of residential and commercial uses organized around a central green. The project will include reuse of an existing 74,000 square foot Tier 1 significant building for office use and construction of five new buildings that will accommodate approximately 540 dwelling units and 20,600 square feet of commercial/ retail space. Nine community residents spoke, expressing concerns regarding traffic and heights of the buildings fronting Sherwin Avenue and Horton Street. A suggestion to increase the heights of buildings not fronting any existing street, in exchange for lower heights along those streets, was made. Option A, which would trade the City-owned park parcel next to the railroad for a building site, was the preference of all who spoke. One resident stated that this was a good opportunity to include affordable housing and noted that in-lieu fees were not an effective way of providing such housing. Another resident stated that the project offers an opportunity for small, local businesses in the proposed commercial spaces. The Commission generally appreciated that the parcel sizes were broken up; however several concerns were expressed. These included a need to do a shadow study to determine the buildings’ impacts on the open space; a need to include affordable and family friendly units in the project; a need to include bike lockers in all buildings; provision of AC Transit passes to residents and employees; use of reclaimed water; a contribution to Phase II of the Horton Landing Park project; the general ineffectiveness of ground floor live-work units to activate the street; and a recommendation to apply for “GreenTrip” certification. One Commissioner wanted greater height step-backs than proposed while another stated that the heights of buildings C-1 and C-2 should be reduced in order to minimize shadows on the central green and make the new 46th Street less dark. All Commissioners expressed the desire to see high quality architecture with non-stucco buildings. One Commissioner expressed the desire to have a better connection with Horton Landing Park while another wanted to see all open areas consolidated to the north adjacent to the Horton Landing Park. It was stated that the “mews” were probably not going to be used and that the users of the bike path on the western edge will be looking at garage facades.

HOUSING COMMITTEE

At its October 1 meeting, the committee discussed tenant protections and proposed funding a contract for additional tenant/landlord mediation related to rent increases in Emeryville.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its October 6 meeting, the BPAC reviewed plans for the Christie Avenue Park expansion and the Sherwin Williams project. Committee members suggest that the park expansion include more bike parking closer to the center of the park, and emphasized the need for bicycle parking

to be easily accessible in first floor areas of the Sherwin Williams project. As a separate item, possible Emeryville bicycle “e-locker” locations were discussed. The committee suggested the intersection of 40th Street and San Pablo Avenue, the East BayBridge shopping center, the Public Market, the Bay Street shopping center, The Towers, and the Amtrak station. It was also suggested that the City coordinate with AC Transit to find suitable e-locker locations near AC Transit bus stops, particularly stops with transbay service.

PUBLIC ART COMMITTEE

At its meeting on October 9, the PAC made recommendation for the art to be included in the 2014 Purchase Award and City acceptance of a private donation of Nancy Sears’ work. The PAC’s subcommittee to draft a Request for Proposals and form a selection process for the Emeryville Public Art Master Plan will meet on November 4. A reception for the purchase award is planned for December 11.

PARKS AND RECREATION COMMITTEE

At its October 15 meeting, the committee reviewed the most recent design for the Sherwin Williams project and expressed general approval. The committee also heard a presentation by the nonprofit that runs the Oakland Feather River Camp, heard a report on repairs to the play structures at Stanford Avenue and Doyle-Hollis parks, and had a general discussion about dog park issues at Temescal Creek Park. A desire for community message boards in parks was expressed.

COMMUNITY PRESERVATION COMMITTEE

At its meeting on October 22, the committee discussed a draft ordinance to amend the Municipal Code to provide administrative citations. These are similar to a parking citation, resulting in a monetary fine. Before a citation is issued, a Notice of Violation with a date for compliance will be issued to the property owner. If no compliance is obtained by the due date, the responsible property owner will be able to appear for an administrative hearing to contest the citation and show evidence of compliance, culminating with a hearing officer making findings and issuing a decision. Prior to the hearing, the property owner will be required to pay the citation pending a decision. Hardships of the property owner will also be considered. Creating forms; determining the fee schedule, amount of fines, and penalties for non-payment; and obtaining the services of a hearing office will be part of the process. Staff hopes to bring this proposal to the City Council in early 2015. The Committee also reviewed efforts to abate graffiti with artwork at the U.S. Spring building at Adeline Street and West MacArthur Boulevard, heard a report on testing of anti-graffiti coatings for the City’s utility box art program, and reviewed the key properties list.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

The committee did not meet in October. Its next regular monthly meeting will be on November 5.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

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

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on October 15 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works and Police departments; the City Americans with Disabilities Act (ADA) Coordinator; the City Attorney's Office; and the City Manager discussing the following projects:

Scarlet City Sidewalk Café, Adeline Street and Yerba Buena Avenue. Plans were reviewed for a proposed sidewalk café at 3960 Adeline Street, which includes an enclosed seating area so that alcoholic beverages may be served. DCC members discussed various possible configurations for sidewalk seating along Adeline Street and Yerba Buena Avenue.

Sherwin Williams Mixed Use Project. It was confirmed that the applicant would be responsible for design and construction of the park on the City-owned parcel adjacent to the railroad track. The applicant could also assist in funding the acquisition and clean-up of "Parcel C" which is part of Phase 2 of Horton Landing Park. This would qualify the project for bonus points. Staff discussed a desire for the central green to be wider. A suggestion was made to use "grasscrete" or equivalent on Hubbard Circle for 8-10 feet of the roadway that would add to the central green and slow vehicular movement but meet the Fire Department's requirement for a 20-foot width for the street. The new "46th Street" is considered a local street. The design standard in the City's Subdivision Regulations for a local street is a 60-foot wide right-of-way, while the proposed width is 52 feet. Public Works staff commented that the Horton Street frontage would require new curb, gutter and sidewalk that comply with the sidewalk widths in the Design Guidelines. It was noted that the plans should include light poles within the project and ensure that their locations are coordinated with the spacing of street trees. It was also noted that the applicant needs to provide more detailed information (plan view sections) that shows how proposed streets will comply with Low Impact Development (LID) guidelines for treating stormwater. It was suggested that since this was primarily a residential project, the applicant should provide a mix of family friendly, affordable, disabled housing and service-enriched units. Amenities within the project should include things that support families and non-traditional household units. It was noted that EBMUD's reclaimed water line runs up Horton Street and therefore this project should include the use of reclaimed water for landscaping and interior non-potable uses for at least the commercial spaces. It was noted that any fence along the railroad edge would need to match corresponding fences along Bay Street and IKEA.

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 October are discussed below.

Sherwin Williams Mixed Use Project. As noted above, on October 7 the City Council approved a contract for preparation of an Environmental Impact Report (EIR) for the Sherwin Williams project. Staff held meetings with the applicant and consultant to discuss the EIR schedule on

October 2, 6, and 14, and held a kick-off meeting with the consultant on October 15. At the applicant's urging, the EIR schedule was modified to cut out almost four weeks, resulting in a very aggressive schedule calling for completion of the EIR by August 2015, assuming there are no unforeseen delays. Staff also held internal meetings to discuss the project on October 29 and 31, and, as noted above, it was discussed at the BPAC on October 6, at the DCC meeting on October 15, at the Parks and Recreation Committee on October 15, and at a Planning Commission study session on October 30.

Marketplace Redevelopment Project, Shellmound and Theater Sites. On October 20 staff had a start-up meeting with a design consultant, Arnold Mammarella, who will provide assistance on the two housing proposals on the "Shellmound Site" ("Parcel A") and the "Theater Site" ("Parcel D"). Staff also held an internal meeting to discuss the project on October 31.

Marketplace Redevelopment Project, Christie Avenue Park Redesign and Expansion. Staff met with the City arborist on the site on October 3, and held a meeting with the applicant, their landscape architect and arborist, and the City arborist on October 14. This was in preparation for the Planning Commission study session that was held on October 30.

6701 Shellmound Project ("Nady" site). Staff had a preliminary meeting with a prospective developer of this site, Anton Development Company based in Sacramento, on October 16.

The Intersection. On October 14, Planning staff provided a second round of plan check comments on the building permit for the residential superstructure for this 105-unit project.

Emeryville Center of Community Life. On October 16, staff attended the groundbreaking ceremony for this joint project that will house the entire School District and the City's Community Services administration offices and Recreation Center. The ceremony was hosted by School Superintendent Dr. John Rubio, and featured remarks by Congresswoman Barbara Lee, State Senator Loni Hancock, Assemblymember Nancy Skinner, School Board Chair Melodi Dice, and Vice Mayor Ruth Atkin.

Proposed Auto Dealership. On October 27, staff from Planning, Economic Development and Housing, and Public Works met with a representative of the auto sales industry who is interested in establishing a Mazda dealership in Emeryville. A number of potential sites were discussed, including "Site B", the Bay Center offices parking lot on Lacoste Street, and the Atrium building on 65th Street.

East BayBridge Master Sign Program. On October 27, Planning staff met internally to review the submittal for a Master Sign Program (MSP) for the East BayBridge shopping center. The MSP is tentatively scheduled to be considered by the Planning Commission on December 11; however, a lot of work is needed for it to be ready by then.

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).

Elizabeth W., 1476 66th Street. A Minor Design Review permit for exterior changes was approved on October 8.

Signs

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 for one wall sign and one blade sign was approved on October 6.

City Storage, 4000 Adeline. A Minor Sign permit for two wall signs and two entry identification signs was approved on October 6.

Panda Express, 1151 40th Street. A Minor Sign permit for three wall signs was approved on October 6.

L'Occitane, 5617 Bay Street. A Minor Sign permit for tenant identification signs was approved on October 8.

Smashburger, 1111 40th Street. A Minor Sign permit for three wall signs was approved on October 14.

East BayBridge Master Sign Program, 3839 Emery Street. A Major Sign permit application for a master sign program was submitted on October 20; it is scheduled for Planning Commission consideration on December 11 (pending).

Panda Express, 1151 40th Street. A Minor Sign permit application for one temporary "Coming Soon" wall sign was submitted on October 28 (pending).

Panda Express, 1151 40th Street. A Minor Sign permit application for one temporary "Grand Opening" wall sign was submitted on October 28 (pending).

Conditional Use Permits

59th & Peladeau Bar, 5885 Hollis Street. A Major Conditional Use Permit application for a bar was approved by the Planning Commission on October 30.

Doyle Street Lofts, 5532 Doyle Street. A Major Conditional Use Permit application to demolish two existing residential units and replace them with two new residential units was submitted

on October 20; it is scheduled for Planning Commission consideration on December 11 and City Council consideration on January 20 (pending).

Sidewalk Café Permits

Scarlet City, 3960 Adeline Street. An application for a sidewalk café permit was submitted on October 1 (pending).

Subdivisions

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

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

Tree Removal

Tree Removal Permit, 5800 Hollis Street. A permit application to remove and replace one street tree on 59th Street in order to facilitate a new roll-up door opening was submitted on October 20; it is scheduled for Planning Commission consideration on December 11 (pending).

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Staff presented the draft report to the Emeryville Planning Commission on October 2, the Oakland Planning Commission on October 15, the Emeryville Transportation Management Association Board on October 16, the Emeryville City Council on October 21, and the Berkeley City Council on October 28. Staff attended community workshops on AC Transit's service improvements and the Broadway Transit Study. Staff publicized the major meetings, and invited members of the West Oakland Specific Plan Steering Committee to the planned November 8 community meeting at the West Oakland Senior Center. The draft report is also scheduled to be discussed by the AC Transit Board on November 12, the Oakland City Council on November 18, the West Oakland Business Association on November 19, and the BART Board on November 20. Meeting times and locations, along with the draft report, are at <http://www.emeryville.org/ebots>.

Housing Element. As noted above, the Planning Commission recommended adoption of the final 2015-2023 Housing Element at its October 30 meeting; the City Council is scheduled to consider adoption on November 18.

Design Guidelines - Family Friendly Housing. Staff met on October 30 to confirm the guidelines' language and discuss how to integrate the architect's drawings and text.

Horton Street Bicycle Boulevard Traffic Calming. Planning and Public Works staff met on October 8 to debrief on the community workshops held on September 27 and September 30 concerning potential traffic calming measures on the Horton Street Bicycle Boulevard. The issue is scheduled for discussion by the City Council on November 18.

San Pablo Avenue Planning Studio Class. On October 23, Planning staff met with Association of Bay Area Governments (ABAG) staff and UC Davis planning professor Michael Rios at the “Star Intersection” for a walking tour of the area, and to talk about planning issues along the San Pablo Avenue corridor in preparation for an upcoming studio class at UC Davis.

Alameda Countywide Multimodal Arterial Plan. On October 29, the Community Development Director attended a meeting at the Alameda County Transportation Commission offices in Oakland with other northern Alameda County cities to discuss the Alameda Countywide Multimodal Arterial Plan. This was a kick-off meeting to introduce the plan and to identify data that is needed from each jurisdiction. The plan will serve as a guide for prioritizing investments and designing projects and programs to address transportation issues in the county and the region. Along with the Countywide Transit Plan, Goods Movement Plan, Community Based Transportation Plans, and the Bicycle and Pedestrian Plans, the Arterial Plan will be a key input to the update of the Countywide Transportation Plan beginning in 2015.

Information to Other Agencies. Staff sent GIS layers to Alameda County Public Works for a database of polychlorinated biphenyls (PCBs) for a report by the Countywide Clean Water Program for the countywide stormwater permit; and checked a map of Priority Development Areas from the Association of Bay Area Governments (ABAG) and requested edits.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

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

Permits Issued:	63
Total Valuation:	About \$2 million
Fees Collected:	About \$116,000
Inspections:	1,523
- Major projects:	550 (36%)
- Other:	973 (64%)
Fast Track Plan Check:	
- Same day:	17 applications
- Within 2 weeks:	16 applications
- Expedited requests:	6 (plan review comments or permit approval within 3-5 days)
Public Contacts and Inquiries:	
- Counter contacts:	254
- Telephone inquiries:	181

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 (Emme Apartments)** – 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 October. 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.
- **Avenue 64** – 6399 Christie Avenue; waterproofing repairs.
- **Papermill Park** – 1330 Stanford Avenue; new park and parking lot.
- **Smash Burger** – 1151 40th Street; tenant improvements, restaurant.
- **1033B 47th Street** – electrical service upgrade.
- **Elizabeth W** – 1476 66th Street; tenant improvements.
- **Grifols BCB** – 6455 Christie Avenue; plumbing, electrical and mechanical upgrade.

- **2100 Powell Street, 8th floor** – interior demolition.
- **4053 Harlan Street, #112** – residential interior remodel.
- **1261 64th Street, unit B** – bathroom remodel.
- **Parc on Powell, Building A** – 1333 Park Avenue; install wall sign.
- **Grifols, Building N** – 4560 Horton Street; reroof.
- **1259 Ocean Avenue** – reroof, miscellaneous roof rafter framing.
- **1263 64th Street** – reroof.
- **4328 Salem Street** – seismic upgrade, partial foundation replacement.
- **6 Admiral Drive, A493** – kitchen, bathroom remodel.
- **4221 Hollis Street** – construct demising wall.
- **8 Admiral Drive, A230** – kitchen, bathroom remodel.
- **Tubemogul, Suite 2** – relocate eight electrical circuits.
- **Emerytech** – 1400 65th Street; replace six rooftop package air conditioning units.
- **IKEA** – 4400 Shellmound Street; replace five rooftop package air conditioning units.
- **Jamba Juice** – 5761 Christie Avenue; replace broken sewer lateral.
- **1255 Ocean Avenue** – dry rot repairs for entry stairs, siding replacement.
- **1151 40th Street** – private sewer lateral replacement.
- **Grifols** – 1403 Stanford Avenue; private sewer lateral replacement.
- **5800 Shellmound Way** – private sewer lateral replacement.
- **1075 45th Street** – install 6 kW photo voltaic 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 October for the following projects:

- **Marketplace Redevelopment Phase 1A (Emme Apartments)** – 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 October:

- 23 sub permit types (finals).

Code Enforcement/Graffiti Abatement

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

- 4 graffiti cases, correspondence for abatement purposes.
- 2 code enforcement related cases were abated.
- 1 Building Code related case (work without permits).
- 15 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 October 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 two expressions of praise for exemplary customer service through email correspondences for several challenging applications.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Economic Development Strategy. Staff held informal "brainstorming" sessions on October 16 and 23 on updating the City's Economic Development Strategy, which was adopted in early 2012. The proposal will be presented to the Economic Development Advisory Committee for discussion on November 5 and to the City Council at a study session on December 16, after which community workshops will be scheduled.

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 October 7 to review the status of various economic development projects and programs.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. Staff is working with Wareham Development, Caltrans staff, and the California Transportation Commission (CTC) to complete 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, questions were raised by CTC policy staff and Caltrans legal staff regarding the nature of the agreement supporting the Transit Center. Staff scheduled a meeting for November 14 in Sacramento to review the extension request status. Staff is working with AC Transit and the Federal Transportation Administration (FTA) to develop a Title VI civil rights program as required by the acceptance of FTA earmark funds for the plaza at the Transit Center. This program includes a language assistance program and a public participation program. The City has until June 2015 to accept a program.

Chamber of Commerce Contract. On October 1, staff met with the President and CEO of the Emeryville Chamber of Commerce to discuss his services related to implementation of the Economic Development Strategy under the contract approved by the City Council.

Local Business Assistance. Staff provided information to four prospective businesses interested in locating in Emeryville.

Information Requests. Staff responded to requests for information about Emeryville from the East Bay Economic Development Alliance (East Bay EDA) and the Alameda County Workforce Investment Board.

AFFORDABLE HOUSING

Parc on Powell and Emme Housing Projects. Pre-applications for the eight very low income and 13 moderate income units at Parc on Powell project (1333 Powell Street, formerly called Parkside and Papermill) were due October 31. The developer received a total of 1,186 applications for the 21 units. The developer estimates that nearly half of the applications are either over or under income for the units. The lottery for the Parc on Powell units is scheduled to take place in the Council Chambers on November 12. Marketing for the 29 very low income units at Emme (64th and Christie) will start in November, and a lottery will be scheduled soon thereafter. Further demographic information on the applicants for the Parc on Powell units will be provided in the November progress report.

3706 San Pablo Avenue. On November 8, the City Manager, Community Development Director, Planning and Housing staff traveled to Oakland City Hall to provide a briefing on this project and others that straddle the Oakland-Emeryville border to Oakland City Councilmember Dan Kalb, who represents District 1 to the east of Emeryville.

Rehabilitation Projects. Staff worked with three homeowners on rehabilitation applications. Two were denied because they were over-income for the program. One application for roof repair has been sent to a homeowner but has not yet been returned. Staff is working with the owners of an affordable disabled project to develop a plan for paint and minor rehabs of six units. Staff is working with two ongoing applicants.

Homeless. As noted above, on October 21 the City Council approved a Memorandum of Understanding with the City of Oakland to provide four homeless winter shelter beds for seniors and two inclement weather warming stations. Staff met with the cities of Berkeley, Albany and Oakland, Alameda County, and five service providers to begin the process of coordinating outreach services and to plan for the winter response. Staff is working with a homeless service provider to develop a scope of services for homeless outreach and case management including outreaching to homeless during inclement weather.

Housing Notification. Staff added 243 people to the Housing Notification List.

Public Information. Staff fielded 22 calls and emails regarding housing search, four calls and emails regarding landlord/tenant issues, two calls from developers, and three walk-ins with housing related issues.

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

- One subordination request was completed.

- Staff is working with an owner-occupancy violator of a BMR unit/FTHB loan borrower at 1500 Park Avenue to put the unit on the market.
- One BMR unit closed: a one-bedroom unit in Andante for a two-person household, one of whom is a teacher at the Emery Unified School District. The seller paid off a FHTB loan.
- Two FTHB loans on market rate units in Watergate were paid off, one is due to a short sale and the other was an owner-occupancy violator.
- Staff responded to 128 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.
- Staff completed the close-out of a 2008 CalHome grant and quarterly reporting for open 2010 and 2011 CalHome grants.
- Staff assisted with an audit of the City as Housing Successor to the former Emeryville Redevelopment Agency.

CAPITAL PROJECTS

Temescal Creek (48th Street) Community Organic Garden (TEMCOG). On October 25, the Community Services Department hosted the garden’s grand opening to coincide with national Make a Difference Day. The work party included the addition of planter boxes on the outside of the garden gate, with seating included on the boxes. These will be planted with herbs and medicinal plants available to the broader neighborhood. The ribbon cutting was conducted by Mayor Jac Asher and Vice Mayor Ruth Atkin, along with the TEMCOG coordinator, Katrine Benninger and Emeryville Community Organic Gardens (ECOG) director Sam Foushee. Kawana Thompson, a community gardener with a plot at the site, and her band performed and food and dance was shared among the gardeners. Attendees met their neighbors, fellow plot holders, elected officials, City staff and the garden coordinators.

PUBLIC ART PROGRAM

Sign of the Times Restoration and Renewal. In October, staff shared the results of a side-by-side anti-graffiti technology test with the City’s Community Preservation Committee. Tru-Nano Graffiti Shield compared extremely favorably to a product previously used as standard by the contractor, Peralta Service Company. Staff anticipates contracting in the new year for renovation and installation of artist Seyed Alavi’s series “Sign Of The Times” on 25 utility boxes throughout the City, with the Tru-Nano Graffiti Shield, with City Council approval of contracts anticipated in December.

Bus Shelter Temporary Art Program. As noted above, on October 21 the City Council unanimously approved the artists for inclusion in the third phase of the Bus Shelter Temporary Art Program. Contracting will proceed in November and the next phase is anticipated for installation in January 2015.

Public Art Master Plan. In October, staff drafted an RFP for the proposed Public Art Master Plan for review by the sub-committee appointed by the Public Art Committee. The subcommittee was unable to meet in October, but will meet in early November to discuss the draft RFP, based on the City of Palo Alto’s recent solicitation of master plan consultants, including alternate public art ordinance implementation strategies.

Shellmound Street-Powell Street Bridge Public Art. In October, staff received each finalist's preliminary conceptual design proposal. Comments were provided by staff to the submitting teams for their final submittals due on November 14. 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 PAC at the January 8 meeting and the City Council will have a recommendation by February.

Purchase Award. The Selection Panel was convened October 8, and the Public Art Committee made a recommendation on October 9 for two purchases, one for City Hall and one for the police station. As noted above, on October 21 the City Council unanimously approved the purchase of both Rick Ritchey's, "My Iconoclast" for placement on the elevator shaft in City Hall and Nora Pauwels', "Blueprint of a Garden" for installation in the Police Station's second floor lobby. A reception is planned for 5:30 p.m. on December 11 in the lobby of City Hall. In October, staff began planning for this reception.

Poet Laureate. In October, the Poet Laureate program included the inaugural distribution of a poem to be distributed monthly on the Emery Go-Round (EGR) over the next year. Staff arranged for printing and distribution on all EGR shuttles. The Poet Laureate conducted two readings with other poets and poets laureate from around the Bay Area at the Emeryville Celebration of the Arts annual show.

BROWNFIELDS

3706 San Pablo Avenue. On October 17 thirty days of public review concluded on the Draft Site Cleanup Plan. In October, the state Regional Water Quality Control Board initiated new requirements for potential indoor air quality monitoring that may affect the project upon its construction. Bid documents for the site remediation work are anticipated this winter, with remediation anticipated to be completed by June 2015.

ADMINISTRATION/OTHER

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai, as chair of the Diversity Committee of the state APA board, participated in a telephone conference of the Local Host Committee for the 2015 state APA conference in Oakland. She also participated in the monthly phone conference as a member of the Executive Board of the International Division of the national APA.

Loma Prieta 25 Symposium. On October 16, Assistant Planner Sara Billing attended the Loma Prieta 25 Symposium in Oakland. The symposium included a review of what was learned during the Loma Prieta earthquake in 1989, and what was learned nearly 25 years later from the Napa earthquake in 2014. A wide range of participants, including mayors, emergency response officials, scientists, and utility managers, discussed best practices, policy, and implementation related to emergency preparedness and response. Upgrading public infrastructure (bridges, schools, hospitals, public transit, freeways, and public buildings) was identified as the primary success since Loma Prieta. Moving forward, addressing private building hazards (mainly

unreinforced masonry and soft-story buildings) was identified as a primary concern with significant life-safety and economic impacts. All participants noted that improving communications and coordinating response efforts is an ongoing need that requires the full participation of utility, school, and government bodies from the local to national level.

California Building Officials Education Week. Last month, Building Division staff members attended the annual education week held September 8-11 in San Ramon. These events provide up to 30 courses in a variety of topics including administration, zoning, inspections, case studies and updates for code administration. The courses and schedules were carefully chosen to allow optimum educational opportunities for all participants, including courses to work toward the increasingly valuable California Track Credentials. Courses attended included Residential Fire Protection Systems, Permit Technician I: Fundamentals, Permit Technician II: Practical Application, ADA Accessibility, California Residential Fire Sprinkler Systems, Zoning & Land Use, Solar Photovoltaic Systems, Housing Accessibility, and Practical Code Enforcement for Building Officials.

International Code Council Annual Conference and Code Development Hearings. The Chief Building Official attended the annual ICC conference and code hearings held September 28 to October 4 in Fort Lauderdale, Florida. As in previous years the conference offered the opportunity for code professionals to enhance their careers and affect the future in building safety and fire prevention. The conference had education sessions designed for code officials, inspectors, fire officials, plans examiners, architects, engineers, builders and other construction industry professionals.

A Global Forum addressed how the public sector participates in the development of building regulations, such as codes and standards, and application of those regulations in different parts of the world and in the U.S. The topics discussed included: levels of government participation and role of the private sector in the development and application of regulations; incorporation of new technologies into regulations; private-sector code enforcement, inspections and code education.

Finally, development hearings and voting for the impending 2015 International Green Construction Code, International Existing Building Code, and International Property Maintenance Code covered the remaining several days. These model codes make up a portion of what is known as Title 24 of the California Code of Regulations or better recognized as the California Building Codes. The 2015 ICC codes will become the basis for the 2016 California Building Codes, which will take effect on January 1, 2017.

Celebration of the Arts. Staff attended the opening reception of the annual art show held on Friday, October 10, at Heritage Square, 6121 Hollis Street, Suite 900.

Plan Check Process. On October 9, the Community Development Director, Chief Building Official, Consulting Plans Examiner, and Deputy Fire Marshal met with the City Manager to discuss Building Division and Fire Department review of major development projects and the processing of "Alternate Materials and Methods Requests" (AMMRs).

Legislative Agenda. On October 20, Economic Development and Housing staff, the Community Development Director, Finance Director, City Attorney, and City Manager met with Townsend Public Affairs, our legislative advocates, to discuss Emeryville’s priorities in the upcoming federal and state legislative sessions.

Transportation Coordination Committee. A staff-level group has been established to provide an opportunity for all staff who work on car, pedestrian, bicycle, public transit, and related infrastructure projects to come together in one place. This forum allows staff to address needs, make and implement plans, and share information on their various transportation-related projects. The second meeting was held on October 23. A major focus of the meeting was to develop a comprehensive list of all of the local and regional transportation-related committees that are attended by staff of various departments. Future meetings of the “TCC” will be scheduled as necessary.

Grants Coordination. At its October 16 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.

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 October 15 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 over 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. On October 28, a CRW representative met with various staff members to discuss implementation issues and to suggest ways to improve our use of the system. An intern continued listing Planning projects before 1992 for entry into the TRAKIT database.

City News and Activity Guide. Staff submitted articles on current development projects (Marketplace development, Christie Avenue Park expansion, Sherwin-Williams mixed use project, 3706 San Pablo Avenue affordable family housing, sidewalk cafes, and bike corrals), the Housing Element, and EBOTS for the winter issue.

Community Development Department
Major Development Projects
October 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Christie Avenue Properties 3 parcels south of Christie Ave Park	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session tentatively 2/3/15.						
Marketplace Redevelopment IC/II Shellmound at railroad ped bridge	Residential - 218 units Retail - 15,000 s.f.	PC study session 10/2/14. Second PC study session tentatively 1/22/15.						
Marketplace Redevelopment IC/II SE of 64th & Shellmound Streets	Residential - 216 units	PC study session 10/2/14. Second PC study session tentatively 1/22/15.						
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 2/26/15.						
Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.						
Doyle Street Lofts 5532 Doyle Street	Residential - duplex Demo 2 existing units	PC hearing 12/11/14. CC hearing tentatively 1/20/15.						
Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	PC study session 10/30/14. CC study session tentatively 1/20/15.						
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. Expired 10/30/14.						
Marketplace Redevelopment III Shellmound Street S of new 63rd St.	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. Second PC study session tentatively 1/22/15.						
East BayBridge Façade Upgrade 3939 Emery Street	Façade upgrades for existing and new retail tenants	PC hearing 4/24/14. Item continued to improve design. PC approved 7/24/14.						
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Stormwater permit application received 9/30/14.						
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.						
Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 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 - 105 units Retail - 17,158 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. Groundbreaking 10/16/14.			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			
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			
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			
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			

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
October 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<p>EmeryStation West @ Emeryville Transit Center 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 Mitigated 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>

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002</p>	<p>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)</p>	<p>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. Received Geopier (Ground Improvement) Permit application on October 29, 2014.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857</p>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>To be redeveloped for mixed use project in conformance with Long Range Property Management Plan.</p>	<p>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. Police left site and moved back to Police Station on Powell Street in January 2012. 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.</p>	<p>Michelle DeGuzman Economic Development and Housing Division (510) 596-4357</p>
<p>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001</p>	<p>Renovation of former "Maz" building for 17,158 square feet of retail use, and 1,048 square feet of live-work; and construction of a new 75', 5-story, 105-unit residential structure on the east portion of the lot over two levels of parking. Eastern 25% of lot is in Oakland.</p>	<p>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.</p>	<p>Rick Holliday Holliday Development (510) 588-5133</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>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 held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission public hearing tentatively scheduled for February 26, 2015.</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 held October 2, 2014. Second Planning Commission study session tentatively scheduled for January 22, 2015.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>
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 held October 2, 2014. Second Planning Commission study session tentatively scheduled for January 22, 2015.	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. Planning Commission study session on revised plan tentatively scheduled for January 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
Sherwin Williams Mixed Use Project 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 held October 30, 2014. City Council study session tentatively scheduled for January 20, 2015.	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
Doyle Street Lofts 5532 Doyle Street UPDR14-002	Construction of new duplex and demolition of two existing dwelling units. Demolition requires City Council approval.	Application submitted October 20, 2014. Planning Commission hearing scheduled for December 11, 2014. City Council hearing tentatively scheduled for January 20, 2015.	Alex Bergtraun (510) 652-0612

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>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 held October 2, 2014.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>

Community Development Department
Status of Major Development Projects - City of Emeryville
October 2014

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

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>
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

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>
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 was 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.	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 collaborated on environmental review, and selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. 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. Groundbreaking ceremony held October 16, 2014.	John Baker Project Manager (415) 710-8059

Community Development Department
Status of Major Development Projects - City of Emeryville
October 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>
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. Application expired October 30, 2014.	Philip Banta Architect (510) 654-3255
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
East BayBridge Façade Upgrade 3939 Emery Street DR14-003	Modification of façade of existing and resubdivided tenant space, including Nordstrom Rack, Ultra Beauty, and Sports Authority.	Application submitted March 3, 2014. Planning Commission hearing held April 24, 2014. Commission continued item and requested design improvements. Planning Commission approved on July 24, 2014.	Cory Chung MPA Associates (408) 961-8690
Christie Avenue Properties East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park	Redevelopment of three City-owned parcels south of Christie Avenue Park.	Planning Commission study session scheduled for December 11, 2014. City Council study session tentatively scheduled for February 3, 2015.	Michelle DeGuzman Acting Economic Development & Housing Manager (510) 596-4357

	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	19									91
Plumb., Elec., Mech.	40	23	76	30									169
Fire	14	5	13	14									46
MON. TOTALS	75	40	128	63	0	0	0	0	0	0	0	0	
													FISCAL YEARLY TOTAL
													306
VALUATION													
Residential	\$11,802,075	\$85,658	\$43,048,133	\$728,571									\$55,664,437
Sub Permits	\$3,357,341	\$317,340	\$792,303	\$626,247									\$5,093,231
Commercial	\$234,618	\$4,529,994	\$50,081,392	\$696,783									\$55,542,787
MON. TOTALS	\$15,394,034	\$4,932,992	\$93,921,828	\$2,051,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
													FISCAL YEARLY TOTAL
													\$116,300,455
FEES COLLECTED													
General Plan	\$76,487.81	\$23,743.78	\$469,130.71	\$6,292.72									\$575,655.02
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00	\$84.00									\$4,717.00
Technology Fee	\$15,297.57	\$4,748.77	\$93,793.83	\$1,378.84									\$115,219.01
Building Permit	\$121,964.68	\$37,576.22	\$787,330.42	\$8,632.39									\$955,503.71
Plan Review	\$46,150.28	\$21,594.32	\$148,881.64	\$40,910.85									\$257,537.09
Energy Review	\$3,563.97	\$2,513.97	\$24,804.60	\$4,591.74									\$35,474.28
Electrical Permit	\$6,370.09	\$7,402.39	\$157,928.42	\$2,422.33									\$174,123.23
Plumbing Permit	\$4,803.89	\$6,625.36	\$141,627.49	\$1,243.72									\$154,300.46
Mechanical Permit	\$5,080.48	\$22,002.77	\$132,176.82	\$4,625.71									\$163,885.78
S.M.I.P.	\$4,244.88	\$1,279.42	\$26,047.56	\$273.09									\$31,844.95
Microfiche	\$1,222.21	\$372.42	\$8,301.03	\$67.68									\$9,963.34
Fire Dept. Fees	\$4,837.20	\$13,158.51	\$265,206.62	\$5,412.00									\$288,614.33
Sewer Connection	\$10,458.00	\$7,221.00	\$293,161.00	\$5,727.00									\$316,567.00
Bay-Shell	\$0.00	\$0.00	\$446.49	\$0.00									\$446.49
Traffic Impact	\$33,158.51	\$15,902.34	\$0.00	\$12,937.86									\$61,998.71
School	\$0.00	\$0.00	\$457,626.91	\$0.00									\$457,626.91
Art Public Places	\$0.00	\$35,002.26	\$224,155.58	\$0.00									\$259,157.84
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$8,782.38									\$8,782.38
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$6,984.00									\$6,984.00
Other : (PSL, AMMR)	\$2,909.00	\$9,444.50	\$11,163.50	\$5,942.00									\$29,459.00
MON. TOTALS	\$337,183.57	\$208,795.03	\$3,245,573.62	\$116,308.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
													FISCAL YEARLY TOTAL
													\$3,907,860.53

* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014

BUILDING DIVISION INSPECTION LOG FY 14/15

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2014-2015												TOTAL	
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14		
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	98%	8	0	0	0										8
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	69%	13	31	29	25										98
CITY STORAGE	\$5,718,304	22-Oct-13	70%	55	75	65	45										240
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0										0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	70%	12	43	22	10										87
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	65%	244	265	254	222										985
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	0%			8	23										31
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	67%	266	288	265	210										1029
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	83%	40	38	35	15										128
CITY INSPECTIONS	CONT.	CONT.	CONT.	1198	1358	1270	966										4792
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	8	6	5	7										26
				1844	2104	1953	1523										
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																	
																7,424	