



## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** December 1, 2014

**TO:** Sabrina Landreth, City Manager

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

**SUBJECT:** **PROGRESS REPORT – NOVEMBER 2014**

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### HIGHLIGHTS OF THE MONTH

The City Council adopted the 2015-2023 Housing Element and approved its submittal to the State Department of Housing and Community Development (HCD) for certification. Emeryville was the only City in the Bay Area for which HCD required no changes during the initial review.

The environmental review process for the Sherwin Williams project got underway with the issuance of a Notice of Preparation (NOP) for the Environmental Impact Report (EIR). The end of the public comment period for the NOP was subsequently extended from January 15 to January 30, and a scoping meeting on the EIR is scheduled for January 27.

The proposed 211-unit residential project at 6701 Shellmound Street (“Nady Site”) has come back to life with the formal submittal of an application by Anton Development Company. The Initial Study/Mitigated Negative Declaration previously prepared for the project will be recirculated, and the project is expected to be considered by the Planning Commission in the spring.

Staff met with the developers of the Marketplace to prepare for the December 11 Planning Commission study session on the overall plan for the project, and to refine the design of the residential buildings in response to Planning Commission comments at the October 2 study session.

The Emeryville-Berkeley-Oakland Transit Study (EBOTS) moved closer to completion with review by the Technical Advisory Committee, a West Oakland community meeting, the AC Transit Board, the Oakland City Council, the BART Board, and the Berkeley Path Wanderers.

Building inspections dropped to more normal levels in November, due primarily to the completion of major frame inspections for larger projects and 100 final permit signoffs for tenant improvements and sub permits.

The final application process began for 20 households selected for the affordable units in the Parc on Powell residential project.

Warming centers in Oakland for homeless were opened for seven nights in November during inclement weather, under an MOU approved by the City Council in October.

Staff attended several conferences in November, including workforce development and financial equity, first-time home buyers, and code enforcement.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

The November 4 City Council meeting was cancelled for the municipal election.

#### November 18

**Art Donation.** The Council passed a resolution accepting a donation of four landscapes of Emeryville and the surrounding industrial areas by local artist Nancy Sears from her heir Stefanie Reed for installation in City Hall and the Police Station.

**Annual Traffic Mitigation Fee Report.** The Council received an informational report on the Traffic Impact Fee for fiscal year 2013-2014. The State Mitigation Fee Act requires the report to be available to the public for at least 15 days prior to City Council action. The report will be brought back to the Council for approval on December 2.

**Joseph Emery Skate Spot.** The Council approved the plans and specifications for the proposed “skate spot” at Joseph Emery Park.

**Housing Element.** The Council adopted the 2015-2023 Housing Element and approved its submittal to the State Department of Housing and Community Development for certification.

**Emeryville Center of Community Life Noise Waiver.** The City Council unanimously denied a request from the Emery Unified School District for Saturday and Sunday work on the ECCL project for the duration of construction, until June 2016.

**Horton Street Traffic Calming.** The Council voted to install experimental “Level 4” traffic calming measures on the Horton Street Bicycle Boulevard. “Level 4” means chokers, chicanes, and other physical measures to slow traffic, but not full diverters, which are “Level 5”.

### PLANNING COMMISSION

The Planning Commission does not meet in November; its next regular meeting will be on December 11.

### ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At its November 5 meeting, the committee heard a report on Infrastructure Financing Districts (IFDs), and spent most of the meeting hearing a presentation from members of the Park Avenue District Advisory Committee on branding ideas, and giving the presenters tips on how to involve businesses in the neighborhood. Since there was not enough time to discuss the proposed economic development strategy work plan, the committee decided to devote its entire December meeting to that topic.

### PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its November 12 meeting, the committee discussed the holiday parade on Park Avenue on December 5, the proposed Halleck/Beach dog park including a proposal for murals of dogs on

the bridge columns, Horton Street traffic calming, the Economic Development Advisory Committee's response to district "branding" ideas, and an update on the Sherwin Williams project.

### **PUBLIC ART COMMITTEE**

At its meeting on November 13, the PAC made a recommendation for the City Council to release a Request for Proposals (RFP) and to define a selection process for the Emeryville Public Art Master Plan. The next PAC meeting is January 20 when the PAC will hear the Shellmound Street-Powell Street Bridge Public Art selection panel's recommendation for the final artist. A reception for the 2014 Purchase Awards is planned for December 11.

### **PARKS AND RECREATION COMMITTEE**

At its November 19 meeting, the committee discussed the North Oakland and South Oakland Little League with a League representative, Safe Routes to School, "Let's Move" Healthy Communities, and Temescal Park.

### **BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE**

The subcommittee did not meet in November; its next regular meeting will be on December 1.

### **HOUSING COMMITTEE**

The Committee did not meet in November; its next regular meeting will be on December 3.

### **COMMUNITY PRESERVATION COMMITTEE**

The Committee did not meet in November; its next regular quarterly meeting will be on January 28.

### **DEVELOPMENT COORDINATING COMMITTEE**

The DCC met on November 12 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; and the City Manager discussing the following projects:

**5523 Doyle Street Duplex/Residential Demolition.** The committee reviewed plans for a proposal to demolish two existing residential units and replace them with two new residential units at 5532 Doyle Street. There was consensus that the site design, including a setback variance for the north side of the property, dealt well with the small size and narrowness of the parcel. No significant concerns were raised.

**East BayBridge Master Sign Program.** The committee reviewed plans for a new master sign program for the East BayBridge shopping center. DCC members provided suggestions to make the master sign program easier to understand and use. It was noted that any redesign of the tower and pergola structures should require separate approvals and would not be covered by the Master Sign Program.

**BRG High-Rise Sign at 2200 Powell Street.** The DCC reviewed plans for two new high-rise identity signs at 2200 Powell Street. Committee members recommended that, in order to reduce impacts on nearby high-rise residents, the sign on the northern façade be relocated from the eastern corner to the western corner of the building.

**59th Street Tree Removal.** The committee reviewed plans for the removal and replacement of an existing street tree at 1355 59th Street. DCC members noted that the current on-street parking spaces are not well-delineated and recommend that the applicant restripe the existing on-street parking spaces as part of the project.

**Marketplace Redevelopment Master Plan.** The Committee had concerns regarding proposed loading for the grocery store. It was suggested that consideration be given to allowing delivery trucks to park on the “62<sup>nd</sup> Street” plaza area between Parcel C and the existing office tower so that vehicular back-up is not created on Shellmound Street by trucks backing into the loading area. It was noted that the traffic/circulation study would need to make recommendations regarding hours of grocery loading and potential restrictions on the size of the trucks, given the street and building geometry. It was also noted that the City will control all on-street parking and sidewalks via appropriate legal mechanisms. It was suggested that all truck maneuvering should occur on private property and not on the public street. A need for additional bicycle parking in front of Parcel A and F was identified. Additionally, the City would like to see elimination of the median on Shellmound Street and expansion of the sidewalk on the west side of Shellmound Street near the intersection with Shellmound Way in front of Parcel F. A need to coordinate the project’s public art components with the Shellmound/Powell Street Bridge public art project was mentioned.

## 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 November are discussed below.

**Sherwin Williams Mixed Use Project.** Staff met with the applicant on November 6 to discuss reuse ideas for the existing building. New project plans to address a variety of design details were received on November 17. A Notice of Preparation was issued for the Environmental Impact Report for this project.

**Marketplace Redevelopment Project.** On November 5, staff met with the developers to review the overall plans for this Planned Unit Development, which are scheduled to be reviewed by the Planning Commission at its December 11 meeting. On November 10, staff had a meeting with design consultant Arnold Mammarella and the project applicants of the two residential buildings on the Shellmound (Parcel A) and Theater (Parcel D) sites to provide comments on the design. The same afternoon, staff met with the developers of these residential buildings to

discuss CEQA, and to confirm that the project is covered by the EIR that was certified by the City Council in 2008.

**6701 Shellmound Project (“Nady” Site).** On November 7, staff received an application for this project from Anton Development Company based in Sacramento. Anton is taking over the project from Avalon Bay, who previously withdrew their application. The plans are identical and the architect is the same. The next steps include preparation of a study of the project’s effects on the adjacent radio towers and recirculation of the Initial Study/Mitigated Negative Declaration prepared for the project.

**Emeryville Center of Community Life.** On November 3, staff met with the “owners’ representative” and the project architects to discuss some minor design changes.

**Hyatt Place Hotel at Bay Street.** On November 6, staff met with the applicants and their potential capital partners. A building permit for “geopiers” (foundation) has been submitted, and the building shell permit application is expected soon.

**Potential Residential Project.** On November 13, staff met with a developer concerning a potential residential project at 1255 Park Avenue, adjacent to the Civic Center. Subsequently, staff approved a commercial condominium map for the property, which would essentially preclude any such residential development.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

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

### Signs

**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).

**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 February 26 (pending).

**Panda Express, 1151 40th Street.** A Minor Sign permit application for one temporary “Coming Soon” wall sign was approved on November 7.

**Panda Express, 1151 40th Street.** A Minor Sign permit application for one temporary “Grand Opening” wall sign was approved on November 7.

**The Christmas Store, 5699 Bay Street.** A Minor Sign permit for two wall signs was approved on November 21.

## Conditional Use Permits

**Home Depot Tree Lot, 3838 Hollis Street.** A Temporary Use Permit for a Christmas tree lot was approved on November 20.

**Tree Lot, North-East Corner of Shellmound Street at Christie Avenue.** A Temporary Use Permit for a Christmas tree lot was approved on November 21.

**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 approved on November 21.

## 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 EBOTS Technical Advisory Committee (TAC) on November 5, a West Oakland community meeting on November 8, the AC Transit Board on November 12, the Oakland City Council on November 18-19, and the BART Board and the Berkeley Path Wanderers on November 20. The draft report is scheduled to be discussed by the Oakland Public Works Committee on December 2 and the EBOTS TAC on December 3. The final report will be considered by the Emeryville Planning Commission on December 11 and the Emeryville City Council on January 20. The final report will be posted by December 8 at <http://www.emeryville.org/ebots>.

**Housing Element.** As noted above, the City Council adopted the Housing Element on November 18. The consultant sent the adopted Housing Element to the State Department of Housing and Community Development for final review and certification.

**Design Guidelines - Family Friendly Housing.** Staff met on November 25 to review a draft that integrated the ideas of the consulting architect who has been retained to assist with the project.

**San Pablo Avenue Corridor Study.** On November 20, staff attended a meeting at the Association of Bay Area Governments (ABAG) to discuss ABAG’s “Plan Bay Area Implementation – East Bay Corridors” project. The project includes two corridors: San Pablo Avenue running from Oakland/Alameda north to Crockett, and the Oakland-Union City corridor along International Boulevard, East 14th Street, and Mission Boulevard. This meeting was with the cities of Alameda, Berkeley, Emeryville, and Oakland along the San Pablo Corridor. An overview of the project was provided along with feedback from initial site visits and workshops. Initial strategies and next steps were discussed. Staff will continue to participate in this on-going effort to coordinate planning among the affected cities.

## BUILDING DIVISION

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

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

<b>Permits Issued:</b>	54
<b>Total Valuation:</b>	About \$5.4 million
<b>Fees Collected:</b>	About \$190,000
<b>Inspections:</b>	543
- Major projects:	134 (25%)
- Other:	409 (75%)

#### **Fast Track Plan Check:**

- Same day: 11 applications
- Within 2 weeks: 21 applications
- Expedited requests: 5 (plan review comments or permit approval within 3-5 days)

#### **Public Contacts and Inquiries:**

- Counter contacts: 204
- Telephone inquiries: 168

The number of inspections conducted in November represents a drop of almost 1,000 from October. This is due to the coincidental completion of major frame inspections for larger projects and 100 final permit signoffs for tenant improvements and sub permits, as noted below under “Projects Completed or Nearing Completion”.

### 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; 190 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.

- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building (approved for stocking on September 18, 2014).
- **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. Minor conditional use permit for tenant to occupy entire building approved on November 21, 2014.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **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** – 59<sup>th</sup> and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

### Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in November. 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.
- **Emery Station South** – 5858 Horton Street; access compliance master plan.
- **Refractured Materials** – 5858 Horton Street, 4th floor; tenant improvements.
- **Panda Express** – 1151 40th Street; wall mounted signage.
- **Onpoint Analytics** – 2000 Powell Street, 8th floor; tenant improvements.
- **MedeAnalytics** – 5858 Horton Street, 4th floor; tenant improvements.
- **Artistry** – 6401 Shellmound Street; wall mounted signage.
- **L’Occitane** – 5617 Bay Street, Building B; install awning, blade signage.
- **1285 64th Street** – Termite repair, exterior siding replacement.



- **Hilton Garden Inn** – 1800 Powell Street; remove/replace rooftop equipment cabinets.
- **4 Captain Drive, Unit E207** – Bathroom remodel.
- **7 Captain Drive, Unit C303** – Kitchen and bathroom remodel.
- **2200 Powell Street, #220** – Install wall mounted modular furniture electrical outlets.
- **Novartis Building G** – 1400 53rd Street, Building G; replace air conditioning unit.
- **5893 Vallejo Street** – Replace furnace.
- **Innovative Interfaces** – 5850 Shellmound Street; install additional rooftop cooling system.
- **5866 Beaudry Street** – Install gas water heater.
- **1425 63rd Street** – Private sewer lateral replacement.
- **PG&E** – 4227 Hollis Street; private sewer lateral replacement.
- **5885 Hollis Street** – Private sewer lateral replacement.
- **Liquid Sugar Building A** – 1245–1283 66th Street; construction defect repairs.
- **Elevation 22 (Buildings 1–12)** – Loop 22 and Powell Street; construction defect repairs.
- **Parc on Powell Apartments (formerly Parkside)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live–work units), 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.

### Construction Meetings

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

- **Marketplace Redevelopment Phase 1A (Emme Apartments)** – 64th Street and Christie Avenue; 190 residential rental units in five-story building.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **Parc on Powell Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **39<sup>th</sup> and Adeline Residential Project** 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **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 November:

- **Adamas Tenant Improvements** – 1900 Powell Street, 7th floor, phase 1 (TCO)
- 100 sub permit types (finals).

### Code Enforcement/Graffiti Abatement

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

- 3 graffiti cases, correspondence for abatement purposes.
- 1 code enforcement related case was abated.
- 1 Building Code related case (work without permits).

- 22 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

### Customer Feedback Questionnaire

For the month of November 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.

## ECONOMIC DEVELOPMENT AND HOUSING DIVISION

### ECONOMIC DEVELOPMENT

**Economic Development Strategy.** Staff finalized a draft of the updated the Economic Development Strategy for review by the Economic Development Advisory Committee on November 5 and by 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 November 4 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.** On November 14, staff convened a meeting in Sacramento with Wareham Development and Caltrans staff to review the status of the City's extension request for the State Transportation Improvement Program's (STIP) \$4.2 million grant. The purpose of the meeting was to clarify submittal requirements to complete an administrative extension of the grant through 2016 and respond to Caltrans' staff questions regarding the project and the award including:

- Contingencies should the City's court case against the State concerning use of Redevelopment funds not be successful.
- Clarification of existing air rights and parking lease versus future arrangements.
- Resolution of Wareham as a qualifying contractor.

As each question was resolved positively and funds will now be exclusively used for the bus bays at the intermodal Transit Center, staff is revising the draft Standard Agreement Amendment based on Caltrans' direction and anticipates re-submittal in December. As this is an administrative action, the California Transportation Commission can approve a one-time extension beyond the current requested deadline of February 25, 2017 should the project need additional time (such as if the court case is lost and additional negotiations or approvals are needed). Staff is developing a Title VI civil rights program as required by the acceptance of Federal Transportation Administration (FTA) earmark funds for the plaza at the Transit Center, for future City Council consideration.

**Berkeley Emeryville Bio.** Staff helped organize and attended the "BE Bio Meetup" on November 19 in Berkeley.

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

**Parking Study.** Staff worked with a consultant to the Metropolitan Transportation Commission (MTC) to define study areas in Emeryville for a Bay Area parking study.

## **AFFORDABLE HOUSING**

**Emme Housing Project.** Marketing for the 29 very low income units at Emme (64th and Christie) will start in December. The lottery is scheduled for February 5.

**Parc on Powell Project.** Pre-applications for the eight very low income and 13 moderate income units at Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill) were reviewed in November and the lottery took place in the City Council Chambers on November 12. Lottery numbers were mailed out and the final application process began with 20 applicants reviewed.

Of 878 applicants entered into the data base, 759, or 86%, were applying for the very low income units, and 119, or 14%, were applying for the moderate income units. Of the very low income applicants, 336, or 44%, were ineligible due to income; 64 had incomes that were too high, and 259 had incomes that were too low. Of the moderate income applicants, 88, or 74%, were ineligible due to income; 14 had incomes that were too high and 74 had incomes that were too low. Of the very low income applicants, 48 claimed Emeryville residency, and of the moderate income applicants, 10 claimed Emeryville residency.

**3706 San Pablo Avenue.** Staff worked with the developer to apply for additional funding and to submit the project to the Planning Commission for approval.

**Rehabilitation Projects.** Staff worked with a homeowner on a new rehabilitation application. One ongoing applicant is trying to find a designer and two potential applicants have been sent application materials but have not returned them.

**Homeless.** Staff met with the cities of Berkeley, Albany and Oakland, Alameda County and five service providers to continue the process of coordinating outreach services and to plan for the winter response. The warming centers commenced operations and were open for seven nights in November. 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 188 people to the Housing Notification List.

**Public Information.** Staff fielded 20 calls and emails regarding housing search, 10 calls and emails regarding landlord/tenant issues, one call from a developer and 15 walk-ins with housing related issues.

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

- One subordination request was completed, one is pending.

- Staff is working with three owner-occupancy violators, two BMR owners at 1500 Park to put units on the market, and one market rate borrower in the Besler Building to calculate repayment.
- One BMR unit in Glashaus is under contract, the buyer was qualified (two person household), and is expected to close in December.
- One one-bedroom BMR unit in Andante was lost to foreclosure; staff is working with the trustee to secure repayment of City loans from sale proceeds.
- Staff processed a short sale request from a market rate borrower; however, the sale was cancelled.
- Staff responded to 117 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.
- Staff provided information to CalHome on efforts to provide mortgage assistance loans to eligible households.

## CAPITAL PROJECTS

**Temescal Creek (48th Street) Community Organic Garden (TEMCOG).** Following the garden's grand opening on October 25, work continued on site development, including the construction of an herb garden and compost bin, with work expected to be completed in December.

## PUBLIC ART PROGRAM

**Sign of the Times Restoration and Renewal.** In December, staff will seek City Council approval of Seyed Alavi's 20 new images to replace 20 of the 25 existing images on utility boxes throughout the City. The 20 images that are replaced will be stored in a digital library for possible future rotations. Council action is expected to include authority to enter into contracts to carry out the project.

**Bus Shelter Temporary Art Program.** Will Tait is the first of six new Emeryville artists to be included in the third phase of the Bus Shelter Temporary Art Program. His work is to be installed in early January. The selected artists and exhibition periods are as follows: Will Tait, January – April 2015; Kazuko Watanabe, May – August 2015; Teresa Kalnoskas, September – December 2015; Moonyoung Sung, January – April 2016; Caitlin Coreris, May – August 2016; Hannah Nelson, September – December 2016. In November, staff negotiated with Clear Channel regarding the contract for the third phase installation and maintenance and staff is seeking resolution in December.

**Public Art Master Plan.** In October, staff drafted the Public Art Master Plan's Request for Proposals (RFP) for a Public Art Committee (PAC) sub-committee's review in early November. The subcommittee made recommendations for additional inclusions and a draft RFP was brought for PAC recommendation. The PAC unanimously recommended that the City Council approve distribution of the RFP.

**Shellmound Street-Powell Street Bridge Public Art.** The four finalists for the Shellmound Street-Powell Street Bridge Public Art Project submitted conceptual designs for display on November 14. The selection panel convened on November 21 to interview each team and rank

their presentations for recommendation to the Public Art Committee for final artist selection. The proposals will be on display in City Hall through the PAC 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 from the PAC in February 2015.

**Purchase Award.** Rik Ritchey's, "My Iconoclast" was installed November 19 on the concrete wall of the elevator shaft in City Hall to wide staff appreciation. Nora Pauwels', "Blueprint of a Garden" is planned for installation in the Police Station's second floor lobby on December 6. A reception is planned for 5:30 p.m. December 11 in the City Hall lobby.

**Poet Laureate.** In November, the Poet Laureate program continued monthly distribution of a poem on the Emery Go-Round, to continue over the next year. In December the Poet Laureate will ask Purchase Award reception-goers to select January's poet.

## BROWNFIELDS

**3602 Adeline Street and 1122 36th Street.** A Targeted Brownfields Assessment (TBA) report for the property at 3602 Adeline Street and 1122 36th Street was provided to the City on November 10, reporting on physical testing completed under the Environmental Protection Agency's TBA technical assistance award. The testing indicated that lead and heavy distillate petroleum hydrocarbons are present above residential standards at 24 inches below ground surface and 6 inches below ground surface respectively. The presence of lead was assessed to be a likely unacceptable risk to human health and the environment, while the hydrocarbon may also pose such a risk. No VOC's or middle or light petroleum hydrocarbons were found on the site.

## ADMINISTRATION/OTHER

**Alameda County Planning Directors Meeting.** On November 7, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of Albany. The group discussed recent changes in FCC regulations for wireless telecommunications facilities; PG&E's "Pipeline Pathways" program of tree removal; and VMT (Vehicle Miles Traveled) versus LOS (Level of Service) for measuring traffic impacts, which is the subject of current revisions to the State CEQA Guidelines pursuant to AB 743. The City of Alameda will host the next meeting on January 30.

**Bay Area Planning Directors Association.** On November 14, the Planning and Building Director attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was "Navigating Conflicts and Achieving Successful Planning Outcomes". The program featured two panels: one of elected officials including City Councilmembers/Supervisors from Santa Rosa, South San Francisco, and San Francisco, moderated by a former Chief Planner from San Francisco; and one of City Managers, who had all previously been planning directors, from Pleasant Hill, Moraga, Fairfield, and Livermore, moderated by the former Planning Director of Berkeley. It was a lively and informative discussion, focusing on the political realities of decision-making on planning issues.

**Workforce Development and Financial Equity Conference.** Acting Economic Development and Housing Manager Michelle De Guzman attended the conference “Assets Matter: Building an Inclusive Economy for All Californians”, sponsored by the California Asset Building Coalition, Bay Area Asset Funders Network, and Federal Reserve Bank of San Francisco on November 20 in San Francisco. This all-day symposium brought together policymakers, advocates, practitioners, funders, and elected officials from across the state that are committed to the economic success of low-wealth families.

**First-Time Home Buyers Conference.** Acting Economic Development and Housing Manager Michelle De Guzman attended the “Designing, Financing, and Administering First-Time Home Buyer Programs” conference, sponsored by ABAG in Oakland on November 13.

**California Association of Code Enforcement Officers (CACEO) Conference.** Last month, the Chief Building Official attended the annual CACEO conference/training held October 21-24 in Seaside. Courses of overall training included dealing with foreclosures and abatements which addressed vacant, neglected properties that attract nuisance activity, crime, reduced property values and suggest creative tools for Code Enforcement Officials for abatement in most cases. Several other courses attended were:

- California Building and Property Maintenance Codes for Code Enforcement Officers. This section covered topics on the use of the California Building Code, State Housing Laws and Property Maintenance Codes. How the codes should be administered, the adoption of these statutes, as well as legal authority on the use of these codes were discussed. Discussions also included the influence of the Building Official as it relates to enforcement, comparisons of State Housing Laws versus the Uniform Housing Code, the intent of property maintenance codes and the California Property Maintenance Code, which is also now law.
- Strategic Leadership for Supervisors, Managers and Aspiring Team Leaders. The “Strategic Leadership” class combined the vision and foresight needed to develop a culture of leadership for any local jurisdiction and develop a greater understanding of the qualities required to lead staff members. The class reviewed management’s role in planning, organizing, leading and directing an organization including leadership techniques, skills and styles and allowed participants to discuss the differences between management and leadership. Other topics include working in teams, problem solving and decision making, development of organizational mission, vision and values and understanding organizational behaviors.
- Sovereign Citizenship and the Fourth Amendment. This session featured a discussion of how the fourth amendment works and what a code enforcement officer may or may not do on private property when enforcing government laws and codes, and in addition how to deal with Constitutionlists, or Sovereign Citizens, and the tactics they will employ against code enforcement officials if their property is entered.

The conference ended with the annual business meeting and election of the 2014-2015 Board of Directors.

**American Planning Association (APA) Related Activities.** Senior Planner Miroo Desai, as Inclusionary Director (North) on the State APA board, participated in a phone conference for Diversity Directors of State Sections.

**Goods Movement Workshop.** Associate Planner Diana Keena attended a “Community Collaboration for Sustainable Goods Movement” workshop on November 16 in West Oakland, hosted by the Alameda County Transportation commission and the Metropolitan Transportation Commission.

**Grants Coordination.** At its November 20 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the on-going management of existing grants.

**Permit Tracking System and GIS.** CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for 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. Staff met on November 13 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. An intern continued listing Planning projects before 1992 for entry into the TRAKIT database.

**Student Interview.** On November 19, the Community Development Director was interviewed by a public policy graduate student from UC Berkeley studying housing policy and local government for a microeconomics paper comparing the land use regulations of different cities. The study is focusing on how general plans and zoning designations respond to changing market conditions. Specifically, the student is attempting to compare how Emeryville, Berkeley and Oakland have managed the changing nature of manufacturing over the past few decades and the rise of more boutique or smaller scale manufacturing.

## Community Development Department

### Major Development Projects

November 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Christie Avenue Properties</b> 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.	████████					
<b>Marketplace Shellmound Site</b> Shellmound at railroad ped bridge	Residential - 185 units Retail - 15,000 s.f.	PC study session 10/2/14. Second PC study session 1/22/15.	████████					
<b>Marketplace Theater Site</b> SE of 64th & Shellmound Streets	Residential - 234 units	PC study session 10/2/14. Second PC study session 1/22/15.	████████					
<b>Marketplace Redevelopment Park</b> Christie Avenue Park Expansion	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 2/26/15.	████████					
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.	████████					
<b>Doyle Street Lofts</b> 5532 Doyle Street	Residential - 2 units Demo 2 existing units	PC hearing 12/11/14. CC hearing 1/20/15.	████████	████████				
<b>Sherwin Williams Mixed Use</b> N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	PC study session 10/30/14. CC study session 1/20/15. EIR scoping meeting 1/27/15.	████████	████████				
<b>3706 San Pablo Avenue</b> Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC hearing 1/22/15.	████████	████████				
<b>Marketplace Parcels B and C</b> Shellmound Street S of new 63rd St.	Retail - 60,500 s.f. Residential - 75 units	PC study session 12/12/13. Second PC study session 1/22/15.	████████	████████				
<b>East BayBridge Façade Upgrade</b> 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.	████████	████████		<b>PC - 7/24/14</b>		
<b>Hyatt Place Hotel ("Site A")</b> NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Geopier permit application received 10/29/14.	████████	████████		<b>PC - 4/24/14</b>		
<b>EmeryStation West @ Transit Ctr</b> NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	████████	████████		<b>CC - 2/16/10</b>		
<b>Baker Metal Live-Work</b> 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	████████	████████		<b>PC - 8/27/09</b>		



Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Ocean Lofts</b> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.			CC - 4/17/07			
<b>The Intersection Mixed Use ("Maz")</b> 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			
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete. Groundbreaking 10/16/14.			PC - 8/22/13			
<b>3900 Adeline Street</b> 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			
<b>Shell Gas Station Rebuild</b> NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Demolition permit issued 4/28/14. Building permit issued 5/2/14.			PC - 6/27/13			
<b>City Storage</b> NE 40th & Adeline Streets	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
<b>Marketplace Redevelopment IA</b> "Emme" - 64th & Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
<b>Parc on Powell (formerly Parkside)</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
<b>Pixar Warehouse</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit issued 2/12/14. Approved for stocking 9/18/14.			PC - 12/13/12			
<b>EmeryStation Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	"Substantial completion letter" issued 9/7/12. Minor CUP for medical tenant approved 11/21/14.			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**  
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            5959 Horton Street (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> and Horton Streets (Heritage Square parking lot site)            UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted 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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Hyatt Place Hotel</b>            Bay Street Site A            Northeast corner of Christie Avenue and Bay Street            FDP13-002</p>	<p>New hotel of 175 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><b>Bay Street - Site B</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><b>The Intersection Mixed Use Project (Maz)</b>            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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Emme Apartments</b>            (Marketplace Redevelopment Project Phase IA) Southeast corner of 64<sup>th</sup> Street and Christie Avenue            FDP08-02</p>	<p>190 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Josh Corzine            (650) 849-1669</p>
<p><b>Marketplace Redevelopment Park</b>            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 scheduled for February 26, 2015.</p>	<p>Mark Stefan            City Center Realty Partners            (415) 395-2908</p>
<p><b>Marketplace Shellmound Site</b>            Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad            FDP14-002</p>	<p>Construction of new mixed use building with approximately 185 residential units, 15,000 square feet of retail space and 240 residential parking spaces.</p>	<p>Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Second Planning Commission study session scheduled for January 22, 2015.</p>	<p>Jeff White            Avalon Bay Communities, Inc.            (415) 601-9512</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Marketplace Theater Site</b> Marketplace Redevelopment Project Parcel D, southwest of 64 <sup>th</sup> and Shellmound Streets FDP14-003	Construction of new residential building with approximately 234 residential units and 305 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 scheduled for January 22, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
<b>Marketplace Parcels B and C</b> Marketplace Redevelopment Project Shellmound Street between Shellmound Way and 64 <sup>th</sup> Street FDP13-001	Parcel B: 25,000 s.f. retail; 540 space parking garage. Parcel C: 35,500 s.f. retail including grocery store; 75 residential units; 300 space 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 scheduled for January 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
<b>Sherwin Williams Mixed Use Project</b> 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 scheduled for January 20, 2015. EIR scoping meeting scheduled for January 27, 2015.	Joe Ernst srmErnst Development Partners (510) 219-5376
<b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Doyle Street Lofts</b> 5532 Doyle Street UPDR14-002	Construction of two new dwelling units 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 scheduled for January 20, 2015.	Alex Bergtraun (510) 652-0612

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Parc on Powell (formerly Parkside and Papermill) Project</b>            Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue            UP07-07, DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction.</p>	<p>Peter Solar            Equity Residential            (415) 447-2690</p>
<p><b>3706 San Pablo Avenue</b>            UPDR14-001</p>	<p>Redevelopment of former Golden Gate Lock &amp; 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. Planning Commission public hearing scheduled for January 22, 2015.</p>	<p>Felix AuYeung            EAH Housing            (415) 295-8854</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue            UP06-12, 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><b>Baker Metal Live-Work</b>            1265 65<sup>th</sup> Street            UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad            MRE Commercial            (510) 849-0776</p>

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



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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>EmeryStation Greenway</b> 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Chief Building Official issued “substantial completion letter” on September 7, 2012. Received building permit application on April 10, 2012 for restaurant tenant improvement, “The Bureau”, on the 1 <sup>st</sup> floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012. TCO for first floor restaurant “The Bureau” granted on December 10, 2012. Minor conditional use permit for medical offices to occupy the rest of the building approved on November 21, 2014.	Geoffrey Sears Wareham Development (415) 457-4964

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>OTHER</b>			
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 2013. Building permit was approved on September 12, 2013, and issued on October 22, 2013. Project is under construction.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Pixar Warehouse</b> 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. Received building permit application on August 6, 2013. Approval 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. Approved for stocking on September 18, 2014.	Craig Payne Pixar Animation Studios (510) 922-3090
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue 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**  
**November 2014**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Shell Gas Station Rebuild</b> 1800 Powell Street UPDR13-002	Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.	Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013. Issued demolition permit on April 28, 2014. Issued building permit for new facility on May 2, 2014.	Muthana Ibrahim M I Architects, Inc. (925) 287-1174
<b>East BayBridge Façade Upgrade</b> 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
<b>Christie Avenue Properties</b> 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
<b>PERMITS ISSUED</b>													
Building Permits	21	12	39	19	14								105
Plumb., Elec., Mech.	40	23	76	30	25								194
Fire	14	5	13	14	15								61
<b>MON. TOTALS</b>	75	40	128	63	54	0	0	0	0	0	0	0	
<b>FISCAL YEARLY TOTAL</b>													360
<b>VALUATION</b>													
Residential	\$11,802,075	\$85,658	\$43,048,133	\$728,571	\$40,400								\$55,704,837
Sub Permits	\$3,357,341	\$317,340	\$792,303	\$626,247	\$173,401								\$5,266,632
Commercial	\$234,618	\$4,529,994	\$50,081,392	\$696,783	\$5,184,572								\$60,727,359
<b>MON. TOTALS</b>	\$15,394,034	\$4,932,992	\$93,921,828	\$2,051,601	\$5,398,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>FISCAL YEARLY TOTAL</b>													\$121,698,828
<b>FEES COLLECTED</b>													
General Plan	\$76,487.81	\$23,743.78	\$469,130.71	\$6,292.72	\$28,391.00								\$604,046.02
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00	\$84.00	\$248.00								\$4,965.00
Technology Fee	\$15,297.57	\$4,748.77	\$93,793.83	\$1,378.84	\$5,802.21								\$121,021.22
Building Permit	\$121,964.68	\$37,576.22	\$787,330.42	\$8,632.39	\$42,736.13								\$998,239.84
Plan Review	\$46,150.28	\$21,594.32	\$148,881.64	\$40,910.85	\$35,484.12								\$293,021.21
Energy Review	\$3,563.97	\$2,513.97	\$24,804.60	\$4,591.74	\$5,715.21								\$41,189.49
Electrical Permit	\$6,370.09	\$7,402.39	\$157,928.42	\$2,422.33	\$9,573.35								\$183,696.58
Plumbing Permit	\$4,803.89	\$6,625.36	\$141,627.49	\$1,243.72	\$7,298.31								\$161,598.77
Mechanical Permit	\$5,080.48	\$22,002.77	\$132,176.82	\$4,625.71	\$7,625.20								\$171,510.98
S.M.I.P.	\$4,244.88	\$1,279.42	\$26,047.56	\$273.09	\$1,475.01								\$33,319.96
Microfiche	\$1,222.21	\$372.42	\$8,301.03	\$67.68	\$427.98								\$10,391.32
Fire Dept. Fees	\$4,837.20	\$13,158.51	\$265,206.62	\$5,412.00	\$21,635.36								\$310,249.69
Sewer Connection	\$10,458.00	\$7,221.00	\$293,161.00	\$5,727.00	\$3,486.00								\$320,053.00
Bay-Shell	\$0.00	\$0.00	\$446.49	\$0.00	\$0.00								\$446.49
Traffic Impact	\$33,158.51	\$15,902.34	\$0.00	\$12,937.86	\$0.00								\$61,998.71
School	\$0.00	\$0.00	\$457,626.91	\$0.00	\$0.00								\$457,626.91
Art Public Places	\$0.00	\$35,002.26	\$224,155.58	\$0.00	\$12,359.27								\$271,517.11
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$8,782.38	\$0.00								\$8,782.38
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$6,984.00	\$0.00								\$6,984.00
Other : (PSL, AMMR)	\$2,909.00	\$9,444.50	\$11,163.50	\$5,942.00	\$7,054.00								\$36,513.00
<b>MON. TOTALS</b>	\$337,183.57	\$208,795.03	\$3,245,573.62	\$116,308.31	\$189,311.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>FISCAL YEARLY TOTAL</b>													\$4,097,171.68

\* 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	0									8
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	69%	13	31	29	25	3									101
CITY STORAGE	\$5,718,304	22-Oct-13	75%	55	75	65	45	12									252
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0									0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	80%	12	43	22	10	2									89
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	70%	244	265	254	222	52									1,037
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	0%			8	23	2									33
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	73%	266	288	265	210	61									1,090
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	86%	40	38	35	15	2									130
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,198	1,358	1,270	966	404									5,196
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	8	6	5	7	5									31
				1,844	2,104	1,953	1,523	543									7,967

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