




CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: March 1, 2015

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – FEBRUARY 2015**

HIGHLIGHTS OF THE MONTH

The City Council reviewed a draft minimum wage ordinance and gave direction to staff. The draft was then mailed to all Emeryville businesses, in preparation for a study session on April 7.

The Council adopted a multi-faceted strategy for addressing the issue of homelessness.

The Council considered, but did not approve, a 45-day moratorium on residential development to allow time to address the issues of unit mix, affordability, family-friendliness, ownership, and the development bonus system. Nonetheless, the Council confirmed their desire to address these issues in an expedited fashion.

The Council held a study session on the City-owned properties along Christie Avenue and gave direction to staff.

The Planning Commission approved the Final Development Plan for the redesign and expansion of Christie Avenue Park as part of the Marketplace Redevelopment Planned Unit Development.

The Commission also considered revisions to the Family Friendly Design Guidelines, and directed staff to address a number of issues for consideration at a future meeting.

The EIR Notice of Preparation comment period for the Sherwin Williams Mixed Use Project ended on February 27 with a number of comments received and a project alternative submitted by the Artists' Coop.

The Initial Study/Mitigated Negative Declaration comment period for the Anton ("Nady Site") project ended on February 18, with lengthy comments received, resulting in a postponement of the Planning Commission decision hearing.

Two major development projects reached, or got closer to, the "finish line" in February. A Temporary Certificate of Occupancy was granted for the 71 units in Building B of the Parc on Powell residential project, allowing tenants to move in, and a final Certificate of Occupancy was issued for City Storage at 40th and Adeline Streets.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

February 3

Christie Avenue Properties. The City Council held a study session on the City-owned properties along Christie Avenue, and gave direction that the properties should include an expansion of Christie Avenue Park as well as a residential development with affordable units mixed with market rate units, possibly with a non-residential component.

Community Development Block Grants and Home Programs. The City Council passed a resolution authorizing the City Manager to enter into a three-year cooperation agreement with Alameda County to participate in the Urban County Community Development Block Grant Program and the Home Investment Partnership Program for Federal fiscal years 2015, 2016, and 2017. This item was previously approved by the City Council on June 3, 2014, and was subsequently re-approved on September 16, 2014 to make revisions to the Cooperation Agreement requested by the federal Department of Housing and Urban Development (HUD). HUD has now requested that the resolution also be modified to reflect their required language; there were no further revisions to the Agreement itself. Thus, not only Emeryville, but every other city in Alameda County that had previously adopted such an agreement, as well as the County itself, all had to pass new resolutions to conform to the new HUD language.

Homeless Strategy. The Council approved a multi-faceted strategy for addressing the issue of homelessness in Emeryville.

Committees. The Council discussed a proposal to revamp the City's committee structure, and directed staff to come back with a formal proposal for Council action. Recommendations for committees staffed by the Community Development Department included the following: eliminating the Community Preservation Committee and subsuming its work under the Public Safety Committee; establishing the Bicycle/Pedestrian Advisory Committee as a stand-alone committee rather than a subcommittee of the Transportation Committee, and changing its meetings from monthly to bimonthly; modifying the composition of the Economic Development Advisory Committee, and changing its meetings from monthly to quarterly; eliminating the Park Avenue District Advisory Committee and assisting its members in establishing a neighborhood association; and changing the meetings of the Housing Committee from monthly to bimonthly. No changes are proposed to the Public Art Committee, Housing Advisory and Appeals Board, or Planning Commission.

Residential Developments. The Council discussed the issues of unit mix, affordability, family-friendliness, ownership, and the bonus system in residential developments, and directed staff to prepare an urgency ordinance establishing a 45-day moratorium on residential projects, for consideration at a special Council meeting on February 13.

February 13

Residential Moratorium. The Council held a special meeting to consider a 45-day moratorium on residential projects, to allow time to develop new policies and regulations about unit mix, affordability, family-friendliness, ownership, and the bonus system. Following 2½ hours of staff presentation, public testimony and Council deliberation, the Council voted on the moratorium with 3 ayes (Asher, Donahue, and Martinez) and 2 noes (Davis and Atkin). Moratoria require 4 out of 5 votes to be approved, so the motion failed, but the Council confirmed their desire to address these issues in an expedited fashion.

February 17

Emery Unified School District Visioning Process. School Superintendent John Rubio reported on a two-day workshop held in January where about 25 teachers, parents, City staff, and community members developed a mission statement and goals for the School District for the next three to five years. The mission statement and goals are now being reviewed by the School Board. Dr. Rubio noted that there would be a follow-up community meeting on Saturday, March 7.

Minimum Wage. The Council reviewed a draft ordinance to establish a minimum wage tied to the City's living wage, and gave direction to staff on a number of issues. The draft ordinance will now be sent to all businesses in Emeryville and to other interested parties. It is expected to be reviewed at the April 7 City Council meeting, and the ordinance is slated for first reading on May 5 and final passage on May 19, with an effective date of July 1.

PLANNING COMMISSION

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

Christie Avenue Park Redesign and Expansion. The Planning Commission unanimously approved a Final Development Plan (FDP) to redesign and expand Christie Avenue Park as required by the Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. The Commission's approval included a tree removal permit for 40 trees located in the existing Christie Avenue Park, as well as a number of modifications to the conditions of approval.

LePort School. The Commission unanimously approved a Conditional Use Permit and Design Review application for a private Montessori school for children ages 3 months to 6 years at 1450 and 1452 63rd Street, the former site of Every Dog Has Its Daycare. The Commission expressed serious concerns about traffic issues, and addressed these by adding conditions of approval requiring review of the Transportation Demand Management Plan by a transportation consultant, and staff review of the traffic impacts of the project within six months from the date of occupancy.

East BayBridge Master Sign Program. The Commission unanimously approved a new Master Sign Program for the East BayBridge Shopping Center.

Family Friendly Residential Design Guidelines. The Commission considered new and revised provisions of the Emeryville Design Guidelines regarding Family Friendly Residential buildings and Residential buildings in general. The additions address site design for play areas, teen spaces, visual privacy, bicycle parking, and transition between units and open space. Building design guidelines include unit configuration in relation to open space and quiet and noisy streets, diverse architecture, maximizing sunlight, common areas and laundry facilities. Unit design provisions include unit sizes, views of play areas, adequate dining areas, separation of bedrooms from living areas, space that can change use, extra storage areas, soundproofing, quiet kitchen fans, stair risers, and infant and toddler safety. The Commission said this was a good start, but expressed concerns about a number of issues in the new and revised Guidelines. Staff was directed to address these issues, and the item was continued to a future meeting.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At the February 2 BPAC meeting subcommittee members voted unanimously to support Bike to Work Day 2015. The subcommittee also reviewed planned bus stop bench locations, and voted unanimously in support of new bus benches on Christie Avenue near Trader Joe's, Park Avenue near IHOP, 65th Street at Hollis Street, and Christie Avenue by the Black Diamond Cafe. The committee noted that benches should be installed in such a way that shelters and lighting can easily be installed in the future when funds become available.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its February 11 meeting, the committee discussed an alternative to the developer's proposal for development of the Sherwin-Williams site, Restoration Hardware's plan to move into the Rug Depot/Bon Motif buildings, open studios, the future of the committee, and murals on the 40th Street Bridge columns in the Halleck-Beach dog park.

PUBLIC ART COMMITTEE

At its February 12 meeting, the PAC reviewed sample materials and considered funding for a light study for R&R Studios' installation of "Electric Rainbow" under the Powell Street Bridge over Shellmound Street. The PAC also formed a subcommittee to develop a Request for Proposals for Public Art Consulting Services and a Request for Qualifications for the Emeryville Center of Community Life Public Art project.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

The Committee did not meet in February; its next regular meeting will be on March 4.

HOUSING COMMITTEE

The Committee did not meet in February; its next regular meeting will be on March 4.

PARKS AND RECREATION COMMITTEE

The Committee did not meet in February; its next regular meeting will be on March 18.

COMMUNITY PRESERVATION COMMITTEE

The Committee did not meet in February; its next regular quarterly meeting will be on April 22.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on February 25 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works, Fire, and Police departments; the City Attorney's Office; and the City Manager discussing the following projects:

1225 65th Street Residential Project. DCC members reviewed a proposal for a 24-unit residential building that would consist entirely of 2- and 3-bedroom units. Modifications needed to make the project consistent with Planning Regulations as well as the Building and Fire codes were identified. Public Works recommended street and sidewalk improvements to be made as part of the project.

Restoration Hardware Outlet, 4045 Horton Street and 4056 Hubbard Street. DCC members review a proposal to renovate two existing buildings, now occupied by Rug Depot and Bon Motif, for a Restoration Hardware Outlet retail store. DCC members generally felt that the proposed renovations are consistent with the Park Avenue District Plan and Design Guidelines, but that the existing parking along 40th Street should be removed and replaced with landscaping and pedestrian improvements. Potential sidewalk and public improvements were also discussed.

Marketplace Redevelopment Project, "Parcel C" - Grocery Store/Residential/Garage, and Shellmound Street Realignment. The DCC members noted that the plans showing truck maneuverability was not clear and that the information needed to be presented in a form that was more readable. In addition, more information was needed regarding the number and time of deliveries by different truck types. There was a concern expressed regarding the elevation of the grocery store during the interim period before the residential units are constructed and that the applicant needed to present some screening options. There was also a concern regarding parking arrangements during different phases of construction. It was noted that the applicant would need to provide stormwater plans and bicycle parking for the residential and grocery store patrons. A clarification was sought regarding the use of space above the "restaurant" space at the south-west corner of the building.

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 February are discussed below.

Sherwin Williams Mixed Use Project. As noted above, the project was reviewed by the Park Avenue District Advisory Committee at their February 10 meeting. Artists' Coop residents

described an alternative that they have submitted for the Environmental Impact Report (EIR), with a reduced number of dwelling units (70 units per acre, below the “by right” density of 85), height and massing. It would involve cutting the existing building and retaining parts as a colonnade, to extend 45th Street into the site. It would also include increasing open space, focusing most of the density at the north end near where Novartis has entitlements for towers, and stepping heights down to Horton Street and Sherwin Avenue. Emeryville Warehouse Lofts residents said the alternative responds to neighbors’ concerns regarding traffic and noise, but that the retail has to have parking. Committee members liked bifurcating the existing building and pushing height toward the railroad tracks, and said the existing Tier I building would not be overwhelmed and the open space would be more open to the neighborhood. They also liked the idea of a four-corner intersection at Horton and 45th Streets, and garages near the railroad tracks. They acknowledged that some alterations to the existing building would be needed for adaptive reuse, but did not want to see just a façade kept. The EIR Notice of Preparation comment period ended on February 27. More than 10 comment letters were received from neighboring citizens.

Marketplace Redevelopment Project, Parcels A (“Shellmound Site”) and D (“Theater Site”). On February 26, staff met with design consultant Arnold Mammarella and the project applicants to review and comment on the design of the two buildings, focusing on family-friendly design.

Christie Avenue Park Redesign and Expansion. As noted above, the Final Development Plan for this project was approved by the Planning Commission on February 26. Prior to the meeting, on February 18, staff met to discuss the conditions of approval.

Anton Emeryville, 6701 Shellmound Street (“Nady Site”). Staff received three comment letters on the project’s Initial Study/Mitigated Negative Declaration (IS/MND) by the end of review period on February 18. An extensive comment letter was received from Adams Broadwell Joseph & Cardozo law firm on behalf of “Emeryville Residents for Responsible Development”, a coalition comprised of “International Brotherhood of Electrical Workers Local 595, Plumbers and Steamfitters Local 342, and Sheet Metal Workers Local 104, and their members and their families who live and/or work in the City of Emeryville and Alameda County”. Staff is in the process of responding to the comments. The project is tentatively scheduled for a public hearing at the May 28 Planning Commission meeting.

Multi-Unit Residential Project, 1225 65th Street. An application for a 24-unit residential project with all 2- and 3- bedroom units was submitted on February 2 and is scheduled for a study session at the March 26 Planning Commission meeting.

Restoration Hardware, 4045 Horton Street and 4056 Hubbard Street. An application to renovate two existing buildings, currently occupied by Rug Depot and Bon Motif, for a retail outlet store, was submitted on February 2 and is scheduled for a study session at the March 26 Planning Commission meeting.

Parc on Powell (formerly “Parkside”) Residential Project. Staff met with the applicant to discuss project compliance with the live-work regulations.

64th and Christie Residential Building (Emme). Staff signed off on the Temporary Certificate of Occupancy for this project on February 24.

3900 Adeline Residential Project. Staff met with the applicant to discuss Planning requirements for the Temporary Certificate of Occupancy for the project.

Italy Design Building, 1260 Powell. On February 23, staff met with the owner's representative to discuss potential reuse options for this attractive yellow brick building that currently serves as an appointment-only showroom for an Internet-based Italian furniture dealer.

AC Transit Bus Yard Site. On February 2, staff met with a developer who wanted to explore options for a residential and open space development on the AC Transit bus yard site.

Novartis Buildings G and T Seismic Retrofit. On February 3, staff of the Planning and Building divisions met with representatives of Novartis to discuss the proposed voluntary seismic retrofit of Buildings G and T, at the northeast corner of 53rd and Horton Streets. The project would involve exterior bracing on the east side, in the private open space area that was created when Building M was demolished several years ago. The plan is to treat this bracing as an aesthetic element in the open space. Minor design review will be required.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Target Parking Lot Redesign, 1550 40th Street. A Minor Design Review permit application to redesign the Target parking lot for more efficient operation was submitted on July 9, 2014 (pending). Staff understands that submittal of revised plans is awaiting an agreement between Target and the East BayBridge shopping center ownership.

Public Market Tower Office Redesign, 6001 Shellmound Street. A Minor Design Review permit application for redesigning the main building entry was submitted on January 14 (pending).

Façade Remodel, 1002 – 1008 47th Street. A Minor Design Review permit application for remodeling the existing façade of this 4-unit apartment building adjacent to Temescal Creek Park was submitted on January 29 (pending).

East BayBridge Trash Enclosure, 3839 Emery Street. A Minor Design Review permit application for a new trash enclosure in the rear parking lot was submitted on February 5 (pending).

Signs

East BayBridge Master Sign Program, 3839 Emery Street. As noted above, a Major Sign permit for a new master sign program was approved by the Planning Commission on February 26.

Eyebrow Plus, 1199 40th Street. A Minor Sign permit application for two wall signs was submitted on February 27 (pending).

Conditional Use Permits

J-Sei, 1285 66th Street. A Minor Conditional Use Permit application for a senior center to go into an existing building was submitted on February 20 (pending).

LePort Schools, 1450 63rd Street. As noted above, a Major Conditional Use Permit application for a school to go into two existing buildings, formerly occupied by Every Dog Has Its Daycare, was approved by the Planning Commission on February 26.

Subdivisions

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

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Staff distributed copies of the approved Final Report to key players and requested a website update. The final report can be viewed at <http://www.emeryville.org/ebots>.

Design Guidelines - Family Friendly Housing. Staff worked on finalizing a draft for Planning Commission and City Council consideration and held an internal meeting to discuss the guidelines on February 18.

Housing Policy. On February 19, staff met to discuss possible ways to promote housing development that is family-friendly, affordable, and owner-occupied in response to direction from the City Council on February 3 and 13, as noted above. Staff is developing a schedule for Planning Commission and City Council discussion and consideration of possible regulations, incentives, and guidelines.

Bicycling Safety Assessment. Staff gathered planning information for an assessment that the Public Works Department is doing with a consultant using a Bicycling Assessment Grant from Tech Transfer at U.C. Berkeley.

Mural in Halleck-Beach Dog Park. Staff accompanied a Park Avenue District Advisory Committee member who addressed the Public Works Committee regarding murals on the 40th Street Bridge columns in the future Halleck-Beach dog park.

Bike Racks at Bus Stops. Staff gave Public Works staff information on locations of bus stops that are designated for bike racks in the Pedestrian and Bicycle Plan.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the seventh 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 February:

Permits Issued: 46
Total Valuation: About \$2 million
Fees Collected: About \$164,000
Inspections: 1,720
- Major projects: 423 (29%)
- Other: 1,227 (71%)

Fast Track Plan Check:

- Same day: 13 applications
- Within 2 weeks: 23 applications
- Expedited requests: 2 (plan review comments or permit approval within 3-5 days)

Public Contacts and Inquiries:

- Counter contacts: 184
- Telephone inquiries: 150

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. (TCO granted for 71 units in Building B on February 27.)
- **Shell Gas Station Rebuild** – 1800 Powell Street; demolition and replacement with a 2,700 square foot convenience store, gas pumps and car wash. (TCO granted January 31.)
- **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 (TCO granted September 18, 2014).
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **City Storage** – 4004 Adeline Street; renovation of existing building for personal storage (CO granted February 3).
- **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.
- **Papermill Park** – 1330 Stanford Avenue – new park and parking lot.

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 February. 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.
- **Hyatt Place** – 5700 Bay Street; geopiers for future hotel.
- **4053 Harlan Street, Unit 115** – kitchen, bathroom remodel.
- **Courtyard Marriott** – 5555 Shellmound Street; accessible bathroom, meeting room upgrade.
- **1 Captain Drive, D157** – bathroom remodel.
- **5653 Bay Street, Building C** – demo interior partition wall construction.
- **1476 66th Street** – install pallet racks.
- **1071 41st Street** – remodel two dwelling units.
- **3992 Adeline Street** – reroof.
- **3994 Adeline Street** – reroof.
- **Metro PCS** – 1255 Powell Street; remove equipment, antennas.
- **53 Emery Bay Drive** – kitchen, bathroom remodel.
- **McKesson** – 2100 Powell Street; 5th and 6th floor demolition.
- **1074 48th Street** – permit renewal; residential addition.
- **2200 Powell Street, 6th floor** – kitchen relocation, remodel.
- **1063 37th Street** – reroof.
- **6613 Hollis Street** – demolition, removal mechanical equipment.
- **6400 Christie Avenue, Unit 5308** – kitchen, bathroom remodel.
- **Eureka Therapeutics** – 5858 Horton Street, 3rd floor; demolition, non-structural.
- **6363 Christie Avenue, Unit 622** – remove interior partition wall.
- **IKEA** – 4400 Shellmound Street; alter portion of showroom partition.
- **3900 Adeline Street** – private sewer lateral replacement.
- **1480 64th Street** – private sewer lateral replacement.
- **4727 San Pablo Avenue** – private sewer lateral replacement.

Construction Meetings

Construction meetings (weekly) and site visits were held in February 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** – 4004 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.
- **Anton Emeryville (Nady site)** – 6701 Shellmound Way; alternate methods and materials request (AMMR) for proposed 211-unit residential building is under review.
- **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 February:

- **City Storage** – 4004 Adeline Street (CO).
- **Parc on Powell, Building B** – 1303 Powell Street, 71 apartment units (TCO).
- **Panda Express** – 1151 40th Street, Suite 100 (CO).
- **Zumiez, Inc.** – 5677 Bay Street, Building D (CO).
- **CommonWealth Café & Public House** – 3986 Adeline Street (TCO).
- 21 sub permit types (finals).

Code Enforcement/Graffiti Abatement

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

- 1 graffiti case, correspondence for abatement purposes.
- 2 code enforcement related cases were abated.
- 1 Building Code related case (work without permits).
- 45 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 February two questionnaires were received, both indicating positive and excellent in all categories, including customer service levels, staff knowledge, improvements needed, and how the City of Emeryville’s counter services compare with other jurisdictions.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. A funding agreement with Caltrans approving \$4.2 million in State Transportation Improvement Program (STIP) funds for construction of the project’s bus bays was signed in January. In February, the State petitioned the California Supreme Court for review of an appeals court decision ruling for the City as Successor Agency to the Emeryville Redevelopment Agency regarding Redevelopment funding for the project. In March, the Agency expects to hear if the State Supreme Court will be reviewing or denying this

petition. If denied, the ruling in the Agency's favor stands. Replacement parking for construction is being arranged in Heritage Square just south of the Station, and the site is being secured and parking transferred for remediation starting in April.

Christie Avenue Properties. As noted above, at a study session on February 3 staff presented potential development options to the City Council for the City-owned properties at 5890, 5900, and 6150 Christie Avenue for future issuance of a Request for Proposals.

Minimum Wage. As noted above, staff presented a draft ordinance to the Council on February 17. The draft was then modified based on the Council's direction and distributed to all Emeryville businesses. Staff is preparing for a City Council study session on April 7, to address a number of issues identified by the Council on February 17 as well as comments received on the draft ordinance.

STEM Awareness Day. Staff continued the coordination process with California State University, East Bay for STEM Awareness Day, scheduled for April 28, for high school students in Richmond, Emeryville, Berkeley, Albany, and Oakland.

Broadband. Staff met internally on February 3 to discuss next steps in developing and promoting the use of Broadband Internet access in Emeryville.

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 February 18 to review the status of various economic development projects and programs.

AFFORDABLE HOUSING

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. Staff is reviewing the applications. Nine households have completed the review process.

Emme Housing Project. Marketing staff for the Emme residential project (64th and Christie) received over 700 applications for the 29 very low income units. The lottery took place on February 25 and nine applicants attended. Full applications are now due for the applicants at the top of the lottery.

3706 San Pablo Avenue. Staff has worked with the developer to submit applications for funding to the state and the Federal Home Loan Bank. The City of Oakland awarded the project \$2 million. Other funding awards are expected to be made in March and April.

Bridgecourt Apartments. Staff is reviewing the proposed management plan from the new owner.

Avalon Senior Housing. Staff is working with the owner to address issues related to capital improvement needs.

Rehabilitation Projects. Staff worked with two homeowners on rehabilitation applications and is working with three ongoing applicants. Staff is also working with Rebuilding Together to identify three rehabilitation projects in Emeryville. Staff attended the Alameda County Healthy Homes Agency board meeting on February 26 as an alternate to the Mayor.

Homeless. As noted above, the Emeryville Homeless Strategy was approved by the City Council on February 17. Staff continues to work with North County jurisdictions and the County on coordinated efforts regarding people experiencing homelessness. The contract with Berkeley Food and Housing to provide services for homeless outreach and case management, including outreaching to homeless during inclement weather, began. Staff is coordinating with Fire, Police and Community Services to identify and locate people experiencing homelessness in our community and to engage them in an effort to provide harm reductions services and start the process of finding permanent housing solutions. Staff is working with the City of Oakland to coordinate a cleanup of the homeless encampment under the 40th Street overpass, and met with Oakland staff on February 20 to discuss the issue.

BMR Inspections. Staff conducted one Below Market Rate unit (BMR) inspection.

Project Based Housing Vouchers. Staff provided daily office hours at the Senior Center to assist people signing up for wait lists for housing affordable to extremely low income individuals, some of which was senior housing.

Housing Notification. Staff added 156 people to the Housing Notification List.

Housing Developers. Staff met with one market rate housing developer interested in developing affordable and market rate housing in Emeryville.

Public Information. Staff fielded 86 calls and emails regarding housing search, 2 calls and emails regarding landlord/tenant issues, and 26 walk-ins with housing related issues.

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

- Subordinations: 2 subordinations were completed, 1 subordination application is in process, and 2 new subordination inquiries were received.
- Payoffs: 4 market-rate First Time Homebuyer Program loans closed (2 due to sale of the property and 2 from simple payoff/refinancing) for a total of \$136,740.00 in principal, \$17,815.89 in interest, and \$53,760.00 in appreciation share.
- BMR: 2 units are under contract to sell (one in Green City Lofts and one in Emeryville Warehouse Lofts) and over 8 participants made inquiries regarding the resale process.
- Owner Occupancy Violators: Owner occupancy verification letters were sent to participants in Green City Lofts after litigation was completed. Correspondence with 3 owner-occupancy violators continued as capital improvements requests are processed and final pay off statements are determined.
- Staff responded to over 100 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.

CAPITAL PROJECTS

Bike Share. The Bay Area Bike Share (BABS) Working Group under MTC management was meeting weekly, with Emeryville staff in attendance, to draft a strategic plan for Bike Share expansion throughout the Bay Area, but has stopped meeting due to the possibility of a sole source contract versus a competitive RFP for services. In February, staff met with City of Berkeley Bike Share staff to discuss strategies for Emeryville to buy into the rollout of Bike Share in the East Bay, given that MTC funding appears to be limited to BART stations and other high traffic areas in Oakland and Berkeley. Staff participated in a tour of Bike Share stations in San Francisco on February 20. Grant sources such as the Active Transportation Program and Transportation Funding for Clean Air, with calls in 2015, are being reviewed as possible sources of funding for initiating Bike Share in Emeryville. Staff is drafting a letter to MTC requesting full inclusion in the East Bay rollout and possible strategies for such inclusion, including buying in or sponsorship.

Safe Routes to Transit on San Pablo Avenue. In February staff continued the closeout of grant funding with installation of striping improvements including sharrows and the City's first green bike lanes. In March, staff will be coordinating with Caltrans for a two-second pedestrian lead time at the 40th Street crossing of San Pablo Avenue, to reduce the risk of right hand "hooks". Should the City attain funding for a bike signal on 40th Street at San Pablo in the future, this lead time could be extended to cyclist crossings; until then, with the pedestrian lead time, cyclists dismounting can proceed legally with pedestrians.

PUBLIC ART PROGRAM

Public Art Master Plan. The Public Art Master Plan Request for Proposals was released in December with responses due February 13. By the deadline only two responses had been received, one from out of state. Staff is therefore extending the deadline to March 30.

Shellmound Street-Powell Street Bridge Public Art. On January 8, the Public Art Committee (PAC) recommended contracting with R&R Studios for the installation of "Electric Rainbow", pending provision of sample materials and inclusion of a lighting study. On February 12, the PAC reviewed sample materials and voted to recommend City Council approval of a contract with R&R Studios with final color selection to be resolved by the artist after the conclusion of the lighting study. Staff will bring the recommended contact to the City Council this Spring.

Emeryville Center of Community Life Public Art. In February staff met with a PAC appointed subcommittee to prepare a draft Request for Qualifications (RFQ) for the commission of one or more art pieces at the Emeryville Center of Community Life (ECCL). Locations being prioritized for possible installations include three plazas fronting San Pablo Avenue (one on the corner at 53rd Street and two midblock with gates and canopies), the Welcome Center, and the Library. The PAC will review the draft RFQ in March.

BROWNFIELDS

Brownfield Redevelopment Workshop. On February 11, staff attended a California Center for Land Recycling Brownfields Workshop in Oakland, highlighting the removal of toxics from the Emeryville Public Market.

3706 San Pablo Avenue. In February staff contracted with the site cleanup plan consultant to prepare bid documents for completion of the site's remediation.

ADMINISTRATION/OTHER

State Legislation on Solar Panel Building Permits. In the September 2014 progress report the Chief Building Official noted that AB 2188, which addresses photo voltaic solar panel permits for single family residences, had been signed by the Governor, as a result of which the Building Division is required to create an expedited, streamlined permitting and inspection process by September 30, 2015 for rooftop solar energy systems up to 10 kW that meet building and safety standards. This process is to include over-the-counter application and review, and approval within a 24 hour period and/or on-line application, submittal, approval and payment options. As part of the application process, local jurisdictions must provide a checklist for applicants to fill out and submit. More details about this State mandate are now available:

(1) On or before September 30, 2015, every city and county in California must adopt an ordinance providing for an expedited permitting process. The City must also create a checklist of all requirements that rooftop solar energy systems must meet to be eligible for expedited review. An application that satisfies the checklist requirements, as determined by the Chief Building Official, shall be deemed complete. Upon confirmation that the application is complete, the City must approve the application and issue all required permits. Upon receipt of an incomplete application the City must issue plan review comments detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(2) The checklist and required permitting documentation must be published the City's website. The City must also allow for electronic submittal of permit applications (including submittal by email or fax) and must allow electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant, unless the City states in its ordinance the reasons for its inability to accept electronic signatures.

(3) For a residential rooftop solar energy system eligible for expedited review, only one inspection is required, which shall be done in a timely manner and may include a consolidated inspection, except that a separate fire safety inspection may be performed if the City does not have an agreement with a local fire authority to conduct a fire safety inspection on behalf of the Deputy Fire Marshal. If a residential rooftop solar energy system fails inspection, a subsequent inspection is authorized.

The Building Division will work in concert with the City Attorney's Office and IT Department to implement the program. In developing the ordinance the City must conform its expedited

permitting process to the recommended checklists and standard plans in the current version of the *California Solar Permitting Guidebook* adopted by the Governor's Office of Planning and Research. A city may adopt an ordinance that modifies the checklists and standards in the guidebook due to unique climactic, geological, seismological, or topographical conditions. It should be noted that the requirements of AB 2188 apply only to solar panel installations on single-family homes and duplexes, and that do not exceed local height limits. Under the Planning Regulations, solar panels are exempt from both Design Review and height limits. Also, as required by State law and City policy, the building permit fee for solar panels is \$250 for single-family homes and \$500 for duplexes; no other fees apply to solar panels.

Emergency Management Earthquake Training. On February 9-13, the Community Development Director, along with the Public Works Director, City Clerk, and HR Management Analyst, attended earthquake preparedness training offered by the California Office of Emergency Services at the California Specialized Training Institute in San Luis Obispo. The course included lecture sessions, homework assignments, and an Emergency Operations Center exercise involving a simulated earthquake with major aftershocks. All participants agreed that the training was very enjoyable and worthwhile.

Transportation Coordination Committee. The third meeting of this staff-level group was held on February 23. The "TCC" 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. A major focus of the meeting was to finalize the list of all of the local and regional transportation-related committees that are attended by staff of various departments. Regular bi-monthly meetings of the TCC have now been scheduled.

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai, Executive Board Member of the APA International Division, organized and attended a regional meet-up on February 5. As Northern Section Inclusionary Director of the State APA Board, she organized and attended the monthly conference call on February 24.

Grants Coordination. At its February 19 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 February 18 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Community Development Department
Major Development Projects
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Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study session 3/26/15.	████████					
Restoration Hardware Outlet 40th between Horton & Hubbard	Retail - about 39,000 s.f.	PC study session 3/26/15.	████████					
Christie Avenue Properties 3 parcels south of Christie Ave Park	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.	████████					
Marketplace - Shellmound Site Shellmound at railroad ped bridge	Residential - 185 units Retail - 13,500 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC hearing tentatively 6/25/15.	████████					
Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 229 units	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC hearing tentatively 6/25/15.	████████					
Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelop- ment site rejected by State.	████████					
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 1/20/15. EIR scoping meeting 1/27/15.	████████	████████				
Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 25,000 s.f. Garage - 537 spaces	PC study session 12/12/13. Second PC study session 1/22/15.	████████	████████				
Marketplace - Parcel C Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Residential - 69 units	PC study sessions 12/12/13, 1/22/15, and 3/26/15. PC hearing tentatively 5/28/15.	████████	████████				
Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 211 units	PC study sessions 12/12/13 and 3/27/14. IS/MND recirculated. PC hearing tentatively 5/28/15.	████████	████████				
Marketplace - Park 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 approved 2/26/15.	████████	████████	PC - 2/26/15			
3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC approved 1/22/15.	████████	████████	PC - 1/22/15			
Medical Offices 5800 Hollis St.	87,738 s.f. in EmeryStation Greenway building	Minor CUP approved 11/21/14.	████████	████████	DCD - 11/21/14			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	████████	████████	CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	████████	████████	PC - 8/27/09			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Demo permit application received 2/9/15. Building permit applications received 2/11/15.			CC - 1/20/15			
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Building permit application received 12/29/14.			PC - 4/24/14			
East BayBridge Façade Upgrade 3939 Emery Street	Façade upgrades for existing and new retail tenants	PC approved 7/24/14. Building permit application received 10/21/14.			PC - 7/24/14			
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 permits issued by DSA. Demolition complete. Groundbreaking 10/16/14.			PC - 8/22/13			
3900 Adeline Street 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			
Emme Apartments 64th and Christie	Residential - 190 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			
Pixar Warehouse 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			
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. TCO for Building B (71 units) issued 2/27/15.			CC - 11/18/08			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Building permit issued 5/2/14. TCO for convenience store issued 1/30/15.			PC - 6/27/13			
City Storage NE 40th & Adeline Streets	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13. TCO issued 1/8/15. CO issued 2/3/15.			PC - 10/27/11			

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
DCD =	Director of Community Development	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<p>EmeryStation West @ Emeryville Transit Center 5959 Horton Street (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted 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>Hyatt Place Hotel 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. Received building permit application on December 29, 2014. Issued Geopier permit on January 30, 2015.</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. LRPMP rejected by State.</p>	<p>Michelle DeGuzman Economic Development and Housing Division (510) 596-4357</p>
<p>Anton Emeryville (“Nady Site”) 6701 Shellmound Street UPDR14-003</p>	<p>Redevelopment of former industrial site for approximately 211 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Planning Commission public hearing tentatively scheduled for May 28, 2015.</p>	<p>Trey Teller Anton Development Company. (916) 400-2072</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>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>
<p>Emme Apartments (Marketplace Redevelopment Project Phase IA) Southeast corner of 64th 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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace - Park Christie Avenue Park Redesign and Expansion FDP14-001	Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.	Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
Marketplace - Shellmound Site Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002	Construction of new mixed use building with approximately 185 residential units, 13,500 square feet of retail space and 240 residential parking spaces.	Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session scheduled for April 23, 2015. Planning Commission public hearing tentatively scheduled for June 25, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace - Theater Site Marketplace Redevelopment Project Parcel D, southwest of 64 th and Shellmound Streets FDP14-003	Construction of new residential building with approximately 229 residential units and 305 residential parking spaces.	Received demolition permit application for UA Theater on June 24, 2014; approved on August 4, 2014 and ready to issue. Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session scheduled for April 23, 2015. Planning Commission public hearing tentatively scheduled for June 25, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace – Parcel B Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62 nd Street FDP13-001	25,000 s.f. retail; 537 space parking garage.	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 entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace – Parcel C Marketplace Redevelopment Project between new 62 nd and new 63 rd Streets FDP13-001	30,000 s.f. grocery store, and 2,100 s.f. additional retail space, 69 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 entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session scheduled for March 26, 2015. Planning Commission public hearing tentatively scheduled for May 28, 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 held January 20, 2015. EIR scoping meeting held January 27, 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 two new dwelling units and demolition of two existing dwelling units. Demolition requires City Council approval.	Application submitted October 20, 2014. Planning Commission voted to recommend approval on December 11, 2014. City Council approved January 20, 2015. Received application for demolition permits on February 9, 2015. Received applications for building permits on February 11, 2015.	Alex Bergtraun (510) 652-0612
Multi-Unit Residential Project 1225 65 th Street UPDR15-001	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study session scheduled for March 26, 2015.	Moshe Dinar, AIA (510) 759-2133

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction. Received building permit application for Ike's Sandwiches tenant improvements on December 29, 2014. Temporary certificate of occupancy issued for 71 units in Building B on February 27, 2015.</p>	<p>Peter Solar Equity Residential (415) 447-2690</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>

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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>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. Planning Commission approved on January 22, 2015.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>
<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>

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>
<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>
<p>OFFICE/HIGH TECH PROJECTS</p>			
<p>Medical Offices 5800 Hollis Street UP14-009</p>	<p>87,748 square feet in existing EmeryStation Greenway building.</p>	<p>Minor conditional use permit approved by Director on November 21, 2014.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

Community Development Department
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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. Granted temporary certificate of occupancy on January 8, 2015, and final certificate of occupancy on February 3, 2015.	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. Approved for stocking on September 18, 2014.	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. 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 permits issued by Division of the State Architect. Details are at https://www.apps.dgs.ca.gov/tracker/ProjectList.aspx?ClientId=1-H5 . Demolition of existing buildings complete. Groundbreaking ceremony held October 16, 2014. Project is under construction.	John Baker Project Manager (415) 710-8059

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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>
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. Granted temporary certificate of occupancy for convenience store on January 30, 2015.	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. Received building permit application for façade upgrades on October 21, 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 held December 11, 2014. City Council study session scheduled for February 3, 2015.	Michelle DeGuzman Acting Economic Development & Housing Manager (510) 596-4357
Restoration Hardware Outlet 40 th Street between Horton and Hubbard Streets UPDR15-002	Retail store of about 39,000 square feet plus parking in former Rug Depot and Bon Motif buildings.	Planning Commission study session scheduled for March 26, 2015.	Jim Thomsen Restoration Hardware (415) 302-5567

	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	14	19	22	19					165
Plumb., Elec., Mech.	40	23	76	30	25	30	38	18					280
Fire	14	5	13	14	15	13	6	9					89
MON. TOTALS	75	40	128	63	54	62	66	46	0	0	0	0	
FISCAL YEARLY TOTAL													534
VALUATION													
Residential	\$11,802,075	\$85,658	\$43,048,133	\$728,571	\$40,400	\$97,100	\$71,000	\$246,110					\$56,119,047
Sub Permits	\$3,357,341	\$317,340	\$792,303	\$626,247	\$173,401	\$218,773	\$67,435	\$550,372					\$6,103,212
Commercial	\$234,618	\$4,529,994	\$50,081,392	\$696,783	\$5,184,572	\$7,489,202	\$3,983,788	\$1,232,824					\$73,433,173
MON. TOTALS	\$15,394,034	\$4,932,992	\$93,921,828	\$2,051,601	\$5,398,373	\$7,805,075	\$4,122,223	\$2,029,306	\$0	\$0	\$0	\$0	
FISCAL YEARLY TOTAL													\$135,655,432
FEES COLLECTED													
General Plan	\$76,487.81	\$23,743.78	\$469,130.71	\$6,292.72	\$28,391.00	\$37,164.25	\$26,047.70	\$2,550.19					\$669,808.16
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00	\$84.00	\$248.00	\$325.00	\$226.00	\$37.00					\$5,553.00
Technology Fee	\$15,297.57	\$4,748.77	\$93,793.83	\$1,378.84	\$5,802.21	\$7,432.85	\$5,209.53	\$510.04					\$134,173.64
Building Permit	\$121,964.68	\$37,576.22	\$787,330.42	\$8,632.39	\$42,736.13	\$60,501.66	\$41,915.21	\$8,768.01					\$1,109,424.72
Plan Review	\$46,150.28	\$21,594.32	\$148,881.64	\$40,910.85	\$35,484.12	\$111,482.27	\$23,086.06	\$30,304.67					\$457,894.21
Energy Review	\$3,563.97	\$2,513.97	\$24,804.60	\$4,591.74	\$5,715.21	\$20,070.77	\$2,076.46	\$5,400.85					\$68,737.57
Electrical Permit	\$6,370.09	\$7,402.39	\$157,928.42	\$2,422.33	\$9,573.35	\$11,736.60	\$7,687.43	\$1,303.75					\$204,424.36
Plumbing Permit	\$4,803.89	\$6,625.36	\$141,627.49	\$1,243.72	\$7,298.31	\$9,295.89	\$5,664.62	\$6,816.48					\$183,375.76
Mechanical Permit	\$5,080.48	\$22,002.77	\$132,176.82	\$4,625.71	\$7,625.20	\$8,560.78	\$4,313.59	\$813.00					\$185,198.35
S.M.I.P.	\$4,244.88	\$1,279.42	\$26,047.56	\$273.09	\$1,475.01	\$2,116.88	\$1,444.63	\$84.96					\$36,966.43
Microfiche	\$1,222.21	\$372.42	\$8,301.03	\$67.68	\$427.98	\$587.09	\$416.32	\$61.73					\$11,456.46
Fire Dept. Fees	\$4,837.20	\$13,158.51	\$265,206.62	\$5,412.00	\$21,635.36	\$16,370.06	\$4,331.70	\$2,822.76					\$333,774.21
Sewer Connection	\$10,458.00	\$7,221.00	\$293,161.00	\$5,727.00	\$3,486.00	\$9,711.00	\$2,988.00	\$0.00					\$332,752.00
Bay-Shell	\$0.00	\$0.00	\$446.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$446.49
Traffic Impact	\$33,158.51	\$15,902.34	\$0.00	\$12,937.86	\$0.00	\$122,333.47	\$42,535.94	\$98,268.13					\$325,136.25
School	\$0.00	\$0.00	\$457,626.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$457,626.91
Art Public Places	\$0.00	\$35,002.26	\$224,155.58	\$0.00	\$12,359.27	\$0.00	\$0.00	\$0.00					\$271,517.11
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$8,782.38	\$0.00	\$63,815.76	\$0.00	\$0.00					\$72,598.14
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$6,984.00	\$0.00	\$69,744.00	\$0.00	\$0.00					\$76,728.00
Other : (PSL, AMMR)	\$2,909.00	\$9,444.50	\$11,163.50	\$5,942.00	\$7,054.00	\$1,871.00	\$4,675.00	\$6,390.00					\$49,449.00
MON. TOTALS	\$337,183.57	\$208,795.03	\$3,245,573.62	\$116,308.31	\$189,311.15	\$553,119.33	\$172,618.19	\$164,131.57	\$0.00	\$0.00	\$0.00	\$0.00	
FISCAL YEARLY TOTAL													\$4,987,040.77

* 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													
				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	
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	98%	8	0	0	0	0	0	0	0	0					8
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	74%	13	31	29	25	3	15	5	4						125
CITY STORAGE	\$5,718,304	22-Oct-13	100%	55	75	65	45	12	8	25	0						285
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	100%	0	0	0	0	0	0	4	0						4
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	93%	12	43	22	10	2	4	10	4						107
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	79%	244	265	254	222	52	42	125	190						1,394
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	10%			8	23	2	44	55	67						199
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	85%	266	288	265	210	61	55	133	228						1,506
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	90%	40	38	35	15	2	8	2	0						140
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,198	1,358	1,270	966	404	543	992	1,223						7,954
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	8	6	5	7	5	14	8	4						57
				1,844	2,104	1,953	1,523	543	733	1,359	1,720						11,779

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