



## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** April 1, 2015

**TO:** Sabrina Landreth, City Manager

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

**SUBJECT:** **PROGRESS REPORT – MARCH 2015**

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### HIGHLIGHTS OF THE MONTH

The Council approved the annual report on implementation of the General Plan, including the Housing Element, in calendar year 2014, along with a new Housing Successor Report regarding the Low and Moderate Income Housing Asset fund. The report has now been submitted to the state in time to meet the April 1 deadline.

The Planning Commission held a study session on the latest plans for “Parcel C” of the Marketplace Redevelopment Project, which includes a grocery store wrapped by residential units with a parking garage above, and the proposed realignment of Shellmound Street. The Commission also reviewed a proposed 24-unit residential building on 65th Street that would consist of all 2- and 3-bedroom units.

After receiving lengthy comments on the Initial Study/Mitigated Negative Declaration for the proposed Anton Emeryville 211-unit residential project at 6701 Shellmound Street (“Nady Site”), staff has determined that an Environmental Impact Report should be prepared. A revised schedule is being prepared by the City’s environmental review consultant.

A special joint study session of the City Council and Planning Commission is scheduled for Saturday, May 2 to discuss regulations, incentives, and guidelines for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system. Staff spent much of March preparing for this meeting, including research and analysis for the staff report.

Temporary Certificates of Occupancy were granted for Phases I and II of the 190-unit Emme Apartment project at 64<sup>th</sup> Street and Christie Avenue, including 29 very low income units, allowing tenants to start moving in.

In March, staff put considerable effort into preparing for City Council consideration of a proposed minimum wage ordinance on April 7, and residential tenant protections and services in May.

The Chief Building Official attended the 53rd California Building Officials (CALBO) Annual Business Meeting in Monterey from March 2 to 5.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### March 3

**General Plan Annual Report.** The Council approved the annual report on implementation of the General Plan, including the Housing Element, in calendar year 2014, along with a new Housing Successor Report regarding the Low and Moderate Income Housing Asset fund. In the section covering zoning adequacy to meet the City's Regional Housing Needs Allocation (RHNA), the Council amended the report to note that "Zoning alone does not address the affordability issue or ensure that affordable units will be built. New tools are needed to address the affordability crisis." The report has now been submitted to the state in time to meet the April 1 deadline.

**Temescal Creek Community Organic Garden.** The City Council, as Successor Agency to the former Redevelopment Agency, passed a resolution accepting the Temescal Creek Community Organic Garden on 48<sup>th</sup> Street as complete and authorizing transfer of water service to Emeryville Community Organic Garden (ECOG).

#### March 17

**MOU with ABAG on the East Bay Corridors Initiative.** The Council authorized the City Manager to sign a Memorandum of Understanding among the jurisdictions along San Pablo Avenue and other major East Bay corridors to develop strategies addressing common challenges such as housing affordability, job growth, and infrastructure. Our efforts will focus on the San Pablo Avenue corridor with the other cities between Oakland and Pinole.

**3706 San Pablo Avenue.** A public hearing on a proposed Ground Lease Disposition and Development Agreement for this 87-unit affordable housing project was opened and continued to April 7.

**Committees.** The Council approved a restructuring of the City's committees, eliminating some committees, adding some new ones, and combining and modifying others. Changes to committees staffed by the Community Development Department include 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 were made to the Public Art Committee, Housing Advisory and Appeals Board, or Planning Commission.

## PLANNING COMMISSION

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

**Marketplace Redevelopment Project, “Parcel C” and Shellmound Street Realignment.** The Commission held a study session to review a proposed Final Development Plan (FDP) for realignment of Shellmound Street and development of “Parcel C” of the Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. Proposed development on “Parcel C” includes a 30,000 square-foot ground floor grocery store, 2,100 square feet of additional commercial space, with three levels of structured parking, and a 5-story residential building accommodating 69 units. Steven Keller, speaking as a concerned resident, showed an alternative option for loading that utilized Market Drive and eliminated the need for trucks to back up. He stated that, while the design of the townhouses was acceptable, the applicant needed to reinstate the brick component that was shown at the January study session. Keller suggested that the temporary installation for the grocery store, before the residential component was built, could be designed so that it could be reused on the garage building on Parcel B. Most of the Commissioners agreed with the City’s design consultant’s comments outlined in the staff report and that there was a need to see design details for the plaza area. The Commission wanted to make sure that the traffic report looked at the loading for the grocery store in the overall context of the current and future commercial development at the Marketplace as well as the design of the bike lanes and cycle track on Shellmound Street. A concern was expressed at the proposal of uncovered resident parking on the roof and decreased use of brick on the project. The proposed unit mix of 57 percent 2 and 3-bedroom units seemed acceptable to most Commissioners. Other suggestions included alignment of the crosswalk across Shellmound Street with the landing of the “grand staircase” at Parcel A; elimination of corridor access behind townhouses; better treatment of the roof either through use of cool material, solar panels or trellis; and activation of ground level space by using the former retail space as resident work-out space.

**Restoration Hardware Outlet.** A study session to review a proposal to renovate two existing buildings at 4045 Horton Street and 4056 Hubbard Street (Rug Depot and Bon Motif buildings) for a single retail outlet use was continued to a future meeting at the applicant’s request. The application was subsequently withdrawn.

**65th Street Multi-Unit Residential Project.** The Commission held a study session to review a proposal for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65th Street. Three community members spoke and expressed support for a residential project at this location; concern that the proposed units are “dorm like;” that information is needed to know what the noise, traffic, and light impacts of the building will be; and a need for the building design to fit in with the adjacent buildings. The Commission generally expressed support for the project, and in particular appreciated that all of the units had two or three bedrooms. The Commission raised concerns about unit design and suggested that, in order to be family-friendly, the unit living areas should be larger. The Commission also expressed concerns about the building design: as shown, the building does not meet required courtyard standards, some unit windows face each

other, and the circulation for the building appears cramped. A variance would be required to build a courtyard that does not meet the courtyard standards. Setback variances would also be required for the east, west and south sides of the proposed building. The Commission did not think they would be able to make the findings required for a setback variance along the southern or eastern sides of the property or for the courtyards.

### **BICYCLE/PEDESTRIAN ADVISORY COMMITTEE**

At the March 2 BPAC meeting, subcommittee members discussed traffic counts on 45<sup>th</sup> Street east of San Pablo Avenue, Bike to Work Day 2015, anticipated paving projects, the pedestrian crossing of the Bay Trail on Christie Avenue at Powell Street, and recommendations for re-doing pavement markings on the approaches to the 40<sup>th</sup> Street Bridge.

### **HOUSING COMMITTEE**

At its March 4 meeting, the Committee discussed the proposed Family Friendly Design Guidelines.

### **PUBLIC ART COMMITTEE**

At its March 12 meeting, the PAC reviewed and voted to recommend approval of a Request for Proposals for Public Art Consulting Services and a Request for Qualifications for the Emeryville Center of Community Life Public Art Project, both for City Council action on April 7.

### **TRANSPORTATION COMMITTEE**

At its March 24 meeting, the Committee heard a request for 4-hour parking in the Park Avenue District. The committee directed staff to bring an item to the City Council about addressing parking citywide.

### **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

The Committee did not meet in March. As the committee has been reconstituted (see above) and the terms of all former members have expired, members will need to be appointed by the City Council before the next meeting can be scheduled.

### **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The committee did not meet in March. Its next and final meeting will be on May 13.

### **PARKS AND RECREATION COMMITTEE**

The Committee did not meet in March; its next regular meeting will be on April 15.

### **COMMUNITY PRESERVATION COMMITTEE**

The Committee was eliminated by the City Council as part of the committee restructuring that was approved on March 17, as noted above. Its work will be subsumed by the Public Safety Committee.

### **DEVELOPMENT COORDINATING COMMITTEE**

The regular DCC meeting scheduled for March 11 was cancelled because all pending items have either already been reviewed by DCC or were not yet ready to be reviewed.

## 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 March are discussed below.

**Sherwin Williams Mixed Use Project.** On March 5, staff met with the project’s environmental consultant, LSA Associates, to discuss thresholds and assumptions to be used in the EIR. On March 10, staff met with the applicant team to discuss the schedule and other items including the status of the City-owned parcel adjacent to the railroad. Staff received a draft of the Transportation Assessment for the project on March 23 and is in the process of review.

**Marketplace Redevelopment Project.** On March 30, staff received revised plans for Parcels A (“Shellmound Site”) and D (“Theater Site”). These projects are scheduled for a second study session at the April 23 Planning Commission meeting. Also on March 30, staff met with our traffic consultant, Fehr and Peers, to discuss the traffic analysis for Parcel C (grocery store/residential site). On March 31, staff met with the applicant to discuss the realignment of Shellmound Street.

**Anton Emeryville, 6701 Shellmound Street (“Nady Site”).** As reported last month, 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”. In consultation with the applicant, staff has decided to prepare an Environmental Impact Report for the project. The City’s environmental consultant, Urban Planning Partners, is in the process of preparing a revised schedule.

**Multi-Unit Residential Project, 1225 65<sup>th</sup> Street.** As noted above, an application for a 24-unit residential project with all 2- and 3- bedroom units was reviewed by the Planning Commission at a study session on March 26.

**Restoration Hardware, 4045 Horton Street and 4056 Hubbard Street.** As noted above, the application to renovate two existing buildings, currently occupied by Rug Depot and Bon Motif, for a retail outlet store, was withdrawn by the applicant prior to a scheduled Planning Commission study session on March 26.

**AC Transit Bus Yard Site.** On March 16, staff met with the AC Transit General Manager and his staff to discuss the possibility of the relocation of the Emeryville bus yard to another location so that it could be made available for public use and/or redevelopment. All agreed that this could only occur if a suitable site could be found in West Oakland, and if Oakland were to agree to the relocation, both of which seem unlikely.

**Atrium Building.** On March 11, staff met with the owners of the “Atrium” building at 1650 65<sup>th</sup> Street and Fairfield Residential to discuss the development potential of the property for residential use. This was a follow-up to a previous meeting held on December 11, 2014. They presented a preliminary concept that included three structures: one ownership, one market rate rental, and one affordable rental. The main hurdle that was identified is the zoning requirement for a mix of uses on a site of over five acres in the MUR zone, which would be challenging on this site.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**Target Parking Lot Redesign, 1550 40<sup>th</sup> 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 for redesigning the main building entry was approved on March 13.

**East BayBridge Trash Enclosure, 3839 Emery Street.** A Minor Design Review permit for a new trash enclosure in the rear parking lot was approved on March 13.

**Façade Remodel, 1002 – 1008 47<sup>th</sup> Street.** A Minor Design Review permit application for remodeling the existing façade of this 4-unit apartment building adjacent to Temescal Creek Park was approved on March 19.

**Public Market Exterior Modifications, 5959 Shellmound Street.** A Minor Design Review permit for signs and redesigned north and east entrances was approved on March 25.

**City Storage Retail Trash Enclosure, 4000 Adeline Street.** A Minor Design Review permit for a new trash enclosure was approved on March 25.

### Signs

**Eyebrow Plus, 1199 40th Street.** A Minor Sign permit for two wall signs was approved on March 13.

**Lisa’s Beauty Center, 5711 Christie Avenue.** A Minor Sign permit for two wall signs was approved on March 25.

### Conditional Use Permits

**J-Sei, 1285 66th Street.** A Minor Conditional Use Permit for a senior center to go into an existing building was approved on March 27.

### Subdivisions

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

## ADVANCED PLANNING PROJECTS

**Residential Development Rules.** A joint meeting of the City Council and Planning Commission is scheduled for Saturday, May 2 to discuss regulations, incentives, and guidelines for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system. Interns completed a table of average, minimum and maximum unit square footages for each unit type (studio, 1-bedroom, 2-bedroom, 3 or more-bedroom, and live/work) in each residential development project with 10 or more units built in Emeryville in the past 20 years. A post card was drafted to advertise the joint meeting and subsequent Planning Commission and City Council hearings. Staff conducted analysis of the issues and began drafting the staff report for the joint meeting.

**Family Friendly Design Guidelines.** Staff met with the consultant on March 5 and began editing the draft guidelines in response to comments from the Planning Commission and Housing Committee. The item is scheduled for the April 23 Planning Commission meeting.

**Emeryville-Berkeley-Oakland Transit Study (EBOTS).** Planning staff worked with other City staff members regarding implementation, starting with the 40th/San Pablo Transit Center and support for the Emery Go-Round. The final EBOTS report can be viewed at <http://www.emeryville.org/ebots>.

**AC Transit Routes and Schedules.** Staff attended a community workshop on draft enhancements to AC Transit's routes and schedules on March 19 in Berkeley. The draft plan includes three route changes in Emeryville:

- A new 49a route from near UC Berkeley to Emeryville Public Market and West Oakland BART Station via Dwight, 7th, 67th, Shellmound, 40th, Adeline and 7th, every 20 minutes, from 6 a.m. to 10 p.m.
- Extending the 57 route from 40th/San Pablo to Shellmound Way via 40th and Shellmound, every 15 minutes, from 5 a.m. to midnight.
- Simplifying the 26 route to go directly from Powell Street down Hollis, Peralta, Mandela and 2nd to West Oakland BART Station and Jack London Square, every 20 minutes, from 6 a.m. to 10 p.m.

AC Transit staff intends to bring a final routes and schedules plan to their Board in the summer and begin implementing the changes next winter.

**Alameda County Transportation Commission – AC Transit Community Workshop.** On March 7 staff attended a community workshop in Oakland on four plans in progress: ACTC's Countywide Transit, Arterials, and Goods Movement Plans; and AC Transit's Major Corridors Study. Emeryville has staff on the Technical Advisory Committees for all four of those studies.

**East Bay Corridors Initiative.** Staff sent a table of priority projects and programs, including development, community facilities, transportation, economic development, and resiliency projects, to the Association of Bay Area Governments (ABAG).

**Priority Development Area Readiness.** Staff gathered information for an April 2 interview with a consultant for ABAG and the Metropolitan Transportation Commission on planning and



applications for residential development, community support, infrastructure needs, and financial resources.

**Bicycling Safety Assessment.** Staff participated in a telephone interview with a consultant using a Bicycling Assessment Grant from Tech Transfer at UC Berkeley, for an assessment that the Public Works Department is doing.

**General Plan Annual Report.** As noted above, the report was approved by the City Council on March 3. It was then edited per Council direction and sent to the State Housing and Community Development Department and Office of Planning and Research in time to meet the April 1 deadline.

**Lighting Standards.** On March 3, Planning staff met with representatives from the Public Works Department, Police Department, and City Attorney’s Office to discuss lighting standards for security. Appropriate modifications to the standard conditions of approval were identified.

**Water Efficient Landscape Ordinance (WELO).** On March 18, Planning, Building, and Public Works staff met to coordinate implementation of the WELO.

## BUILDING DIVISION

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

The attached tables summarize the ninth 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 March:

<b>Permits Issued:</b>	76
<b>Total Valuation:</b>	About \$6 million
<b>Fees Collected:</b>	About \$227,000
<b>Inspections:</b>	1,078
- Major projects:	438 (41%)
- Other:	640 (59%)
<b>Fast Track Plan Check:</b>	
- Same day:	16 applications
- Within 2 weeks:	26 applications
- Expedited requests:	4 (plan review comments or permit approval within 3-5 days)
<b>Public Contacts and Inquiries:</b>	
- Counter contacts:	231
- Telephone inquiries:	181

### Major Projects Under Construction

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

- **Parc on Powell (formerly Parkside) Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail. (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. (TCOs granted March 3 and March 13.)
- **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.
- **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.
- **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, 65<sup>th</sup> and 66<sup>th</sup> 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.
- **Doyle Street Lofts** – 5532 Doyle Street; two new dwelling units and demolition of two existing dwelling units.
- **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 March. 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; foundation for future hotel, parking lot improvements.
- **Adamas** – 1900 Powell Street, Suite 700; tenant improvements.
- **1261 64th Street** – Units A, B, C, D; code enforcement; mold abatement.
- **5 Admiral Drive, F308** – bathroom, kitchen remodel.
- **Avalon** – 3850 San Pablo Avenue; reroof.

- **Eureka Therapeutics** – 5858 Horton Street, Suite 360; add non-structural partitions.
- **Public Market** – 5959 Shellmound Street; new finishes at north and east facades.
- **City Storage** – 4000 Adeline Street; exterior trash enclosure.
- **Best Coast Burritos** – 1400 Powell Street, Suite C; tenant improvements.
- **The Intersection** – 3800 San Pablo Avenue; interior demolition.
- **4324 Salem Street** – reroof.
- **Random House** – 6001 Shellmound Street, Suite 600; tenant improvements.
- **Eureka Therapeutics** – 5858 Horton Street, Suite 362; tenant improvements.
- **3960 Adeline Street** – kitchen remodel.
- **6363 Christie Avenue, Unit 706** – kitchen remodel.
- **LePort School** – 1450 63rd Street; two buildings, demolition, foundation only, renovations.
- **6363 Christie Avenue, #1902** – kitchen, bathroom remodel.
- **Cal Index** – 6001 Shellmound Street, #500; tenant improvements.
- **6001 Shellmound Street, 5th floor** – interior commercial market ready improvements.
- **Schneider Wallace** – 2000 Powell Street, Suite 1400; tenant improvements.
- **Ex'pression College** – 6601 Shellmound Street; roof truss repair, replace HVAC system.
- **Eyebrow Plus** – 1199 40th Street, #400; internally illuminated individual letter sign.
- **Parc on Powell, Building A** – 1333 Powell Street; public art installation.
- **Taco Bell** – 3839 Emery Street; installation of electrical outlets.
- **4 Captain Drive, 207E** – install recessed LED lighting.
- **4501 San Pablo Avenue** – private sewer lateral replacement.
- **1450 63rd Street** – private sewer lateral replacement.
- **5829 Vallejo Street** – private sewer lateral replacement.
- **1452 63rd Street** – private sewer lateral replacement.
- **1255 Ocean Avenue** – private sewer lateral replacement.

### Construction Meetings

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

- **Marketplace Redevelopment Phase 1A (Emme Apartments)** – 64<sup>th</sup> Street and Christie Avenue; 190 residential rental units in five-story building.
- **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.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.

### Projects Completed or Nearing Completion

The following projects have received Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO), or final building permit sign-off (final) for the month of March:

- **Emme Apartments** – 6350 Christie Avenue, Phases I and II (TCO).
- **Total New Energies USA, Inc.** – 1355 59th Street (CO).

- **Just Media** – 6001 Shellmound Street, Suite 700 (TCO).
- 13 sub permit types (finals).

### Code Enforcement/Graffiti Abatement

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

- 22 graffiti and general code enforcement cases, correspondence for abatement purposes.
- 1 code enforcement related case was abated.
- 28 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 March 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

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> 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 April, 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 has been arranged in the Terraces garage just south of the station, and the site is being secured and parking transferred for remediation starting in May.

**Minimum Wage.** Staff presented a draft ordinance to the Council on February 17. The draft was then modified based on the Council’s direction, and public notification was sent to all Emeryville businesses and residents. Staff prepared 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.** On March 12, staff met with representatives of Paxio to learn about their strategies for expanding service, and to discuss developing and promoting the use of Broadband Internet access in Emeryville generally.

**California Institute for Regenerative Medicine.** On March 23, staff met with representatives of CIRM to discuss their possible relocation to Emeryville. The stem cell research institution, established in 2005 following the passage of Proposition 71, was initially housed in Emery Station I until it moved to San Francisco, which offered free rent and a number of other incentives for a ten year period. Now that the initial ten year period is over and the incentives in San Francisco are no longer available, CIRM is looking for a new location in the East Bay, including Emeryville and Oakland, with any concessions that may be available.

**Local Business Assistance.** Staff provided information to five prospective businesses interested in locating 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 March 18 to review the status of various economic development projects and programs.

## **AFFORDABLE HOUSING**

**Rent Stabilization.** Staff prepared for a City Council discussion of residential tenant protections and services in May.

**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. Ten households have completed the review process.

**Emme Housing Project.** Marketing staff for the Emme residential project (64<sup>th</sup> and Christie) received over 700 applications for the 29 very low income units. The lottery took place on February 25 and nine applicants attended. Staff is reviewing the applications. Two households have completed the review process.

**3706 San Pablo Avenue.** Staff is working with the developer to request funding from the State of California, and is negotiating the Ground Lease Disposition and Development Agreement.

**Bridgecourt.** Staff reviewed and approved 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 is working with three ongoing applicants. Staff is also working with Rebuilding Together to identify three rehabilitation projects in Emeryville.

**Homeless.** 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 worked with the City of Oakland to coordinate a cleanup of the homeless encampment under the 40<sup>th</sup> Street overpass, which took place on March 13.

**BMR Inspections.** Staff conducted four Below Market Rate unit (BMR) inspections.

**Housing Notification.** Staff added 162 people to the Housing Notification List.

**Housing Developers.** Staff spoke to two market rate housing developers interested in developing market rate housing in Emeryville

**Public Information.** Staff fielded 42 calls and emails regarding housing search, 10 calls and emails regarding landlord/tenant issues, and 11 walk-ins with housing related issues.

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

- Subordinations: 1 subordinations was completed, 1 subordination application is in process, and 1 new subordination inquiry was received.
- Payoffs: 3 market-rate First Time Homebuyer Program loans were paid off for a total of \$99,000 in principal and \$59,238.81 in appreciation share.
- BMR: 4 units are under contract to sell (two in Green City Lofts, one in Andante, and one in Emeryville Warehouse Lofts); one unit in Elevation 22 is anticipated to be listed in April.
- Owner Occupancy Violators: Correspondence with 3 owner-occupancy violators continued as capital improvements requests are processed and final pay off statements are determined.
- Staff responded to over 150 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.
- Staff processed a one-year extension of the period to expend CalHome mortgage assistance grant funds.

## **CAPITAL PROJECTS**

**Bike Share.** In March staff met with our counterparts in Oakland and Berkeley, the Metropolitan Transportation Committee (MTC) staff, and Motivate, the potential operator of the Bay Area's Bike Share program under a contract with MTC, to discuss rollout of Bike Share in the East Bay. The proposal, to be reviewed by MTC's Administration Committee in April, will include 100 bikes and up to 10 stations to be installed between June 2016 and November 2017 in Emeryville and 1,300 in neighboring communities in Berkeley and Oakland. Another 5,600 bikes are split between San Francisco and San Jose such that participants in Emeryville will have membership in a system serving multiple commute sheds and offering 7,000 bikes. The system is expected to be the second largest in the United States after New York City. Staff will seek Bicycle and Pedestrian Advisory Committee input on preferred locations meeting the regional program's criteria.

**Safe Routes on San Pablo Avenue.** In March, staff began 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. Caltrans has asked the City to consider a four-second lead time to allow safe completion of the right-most lane crossing before vehicles may proceed. Public Works is evaluating Caltrans' request. Staff also initiated efforts to extend the Encroachment Permit term to allow Public Works to bid the work for the Safe Routes to Schools improvements after June of this year.

## **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, including one from out of state. Staff extended the deadline to March 30, but no additional responses were received. Staff is reconvening the subcommittee to reduce the project scope or increase the plan's budget.

**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 and consultants prepared the contract with R&R Studios for approval by the City Council on April 7.

**Emeryville Center of Community Life Public Art.** In March, staff presented the PAC with a draft Request for Qualifications for the commission of one or more art pieces at the Emeryville Center of Community Life (ECCL). The library was eliminated from locations being prioritized for possible installation due to uncertainties about public access.

**Bus Shelter Public Art.** In March, staff and the PAC subcommittee for the Bus Shelter Public Art project prepared the layout of the Phase III Bus Shelter Public Art bookmark for distribution throughout Emeryville.

## **BROWNFIELDS**

**3706 San Pablo Avenue.** Staff prepared a report and resolution seeking the City Council's permission to bid the site's soil and groundwater remediation, to be considered by the Council on April 7.

## **ADMINISTRATION/OTHER**

**2015 California Building Officials Annual Business Meeting.** The Chief Building Official (CBO) attended the 53rd California Building Officials (CALBO) Annual Business meeting held in Monterey from March 2 to 5. There were two days of professional development classes followed by the general session. Classes included Disabled Access Case and Statutory Law from the CBO Perspective. The class provided knowledge for CBOs to use and assist individuals seeking information about disabled access issues in their community, such as civil rights



litigation and local government access regulations. The class also covered various Federal Circuit disabled access case law relating to both commercial facilities and housing. Other topics discussed included organization of the Court system, who can sue for a civil rights violation, the Fair Housing Act, Architectural Barriers Act, Jesse Unruh Act, Construction-Related Accessibility Standards Compliance Act and other sections of California Civil and Health and Safety Code, and State laws enforced by building departments. The State Codes were broken down for a better understanding of where to look for statutes with emphasis placed on the Health and Safety Code, Government Code, Business and Professions Code, and six other State Codes for which the City has responsibility. An extensive course manual was available for attendees as a useful resource.

The general session included reports from the California State Licensing Board Panel (which includes members of the Building Standards Commission, Division of the State Architect, Department of Housing and Community Development, and State Fire Marshal), who updated the code professionals on what is going on at the State level regarding State codes. A panel consisting of City of Los Angeles and City and County of San Francisco officials discussed Soft Story and Concrete Buildings: Implementing a Mandatory Seismic Retrofit Program. The panel offered lessons learned from past earthquakes, which prove that soft story and non-ductile concrete buildings can lead to casualties in a major or moderate seismic event. These cities have successfully developed and implemented a mandatory seismic retrofit program for soft story and concrete buildings. The panel shared the challenges in developing a retrofit program including the evaluation process, building performance objectives, technical standards, public outreach and financial guidance for building owners. The California Energy Commission panel provided an open session for questions related to development and enforcement of the California Energy Code. Various concerned CBOs voiced their opinions and challenges regarding the complexity of enforcement, future plans, and the adoption of the 2016 California Energy Code. For example, as a result of the current complexity of administering and understanding the California Energy Code, it was suggested that the State Energy Commission become more familiar with the State mandated building permit administrative process that all local agencies are required to enforce, so the Commission would understand the challenges of the everyday duties of a CBO when considering future changes to the Energy Codes. Education for both CBOs and Contractors is lacking as well. The Annual Business Meeting concluded with the election of the CALBO's Board Officers and Directors.

***Alameda County Planning Directors Meeting.*** On March 6, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of Fremont. The group discussed responses to rising rents, including rent control and rent arbitration boards; experience with and regulations for Airbnb; the recent California Supreme Court decision on the Berkeley Hillside Preservation case involving CEQA exemptions; and an update on the status of significant projects and planning activities in each jurisdiction. Union City will host the next meeting on April 10.

***American Planning Association (APA) Related Activities.*** As Northern Section Inclusionary Director of the State APA Board, Senior Planner Miroo Desai participated in the monthly conference call on March 26.



**Economic Development and Housing Manager Recruitment.** The application period for a permanent Economic Development and Housing Manager opened on January 12 and closed on January 30. An oral board consisting of the Economic Development Managers of Berkeley, Fremont, and Walnut Creek interviewed eight finalists on March 23, and the top five candidates were interviewed by an internal panel on March 30. A decision on appointment of the new Manager is pending.

**Oral Interview Panel.** The Community Development Director served on an oral board on March 20 to help the East Bay Regional Park District select a new Park Planner.

**Local Hazard Mitigation Plan.** Preparation of this plan, which is required to receive FEMA reimbursement following a natural disaster, is being spearheaded by Human Resources. Community Development staff participated in an internal meeting on March 4 and training with the California Office of Emergency Services Mitigation Planning Unit on March 19.

**West Coast Code Consultants Contract.** On March 18, the Community Development Director and Chief Building Official met with the Finance Department to discuss the fiscal year 2015-2016 contract with WC<sup>3</sup> for Building Division services, including the cost-benefit analysis that the City Council has requested.

**Fee Study.** On March 24, the Community Development Director and Chief Building Official joined other department heads and managers for a kick-off meeting for the upcoming Master Fee and Cost Allocation Study, to be conducted by consultants NBS. The study will likely result in modifications to the City's planning and building permit fees to ensure that our costs are covered to the extent feasible.

**Grants Coordination.** At its March 19 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the ongoing 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, construction, and abatement processes. Staff met on March 12 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

**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
<b>Multi-Unit Residential Project</b> 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study session 3/26/15.	████████					
<b>Restoration Hardware Outlet</b> 40th between Horton & Hubbard	Retail - about 39,000 s.f.	Application withdrawn 3/24/15.	████████					
<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 2/3/15.	████████					
<b>Marketplace - Shellmound Site</b> Shellmound at railroad ped bridge	Residential - 179 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.	████████					
<b>Marketplace - Theater Site</b> SE of 64th & Shellmound Streets	Residential - 228 units	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC hearing tentatively 6/25/15.	████████					
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelop- ment site rejected by State.	████████					
<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>Marketplace - Parcel B</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.	████████	████████				
<b>Marketplace - Parcel C</b> 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.	████████	████████				
<b>Anton Emeryville ("Nady Site")</b> 6701 Shellmound Street	Residential - 211 units	PC study sessions 12/12/13 and 3/27/14. IS/MND recirculated. EIR being prepared.	████████	████████				
<b>Marketplace - 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 approved 2/26/15.	████████	████████	PC - 2/26/15			
<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 approved 1/22/15. CC to consider DDA on 4/16/15.	████████	████████	PC - 1/22/15			
<b>Medical Offices</b> 5800 Hollis St.	87,738 s.f. in EmeryStation Greenway building	Minor CUP approved 11/21/14.	████████	████████	DCD - 11/21/14			
<b>EmeryStation West @ Transit Ctr</b> NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	████████	████████	CC - 2/16/10			
<b>Baker Metal Live-Work</b> 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	████████	████████	PC - 8/27/09			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Doyle Street Lofts</b> 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			
<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. Building permit application received 12/29/14.			PC - 4/24/14			
<b>East BayBridge Façade Upgrade</b> 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			
<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>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>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>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. TCO for Building B (71 units) issued 2/27/15.			CC - 11/18/08			
<b>Shell Gas Station Rebuild</b> 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			
<b>Emme Apartments</b> 64th and Christie	Residential - 190 units	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.			CC - 10/19/10			

**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		

**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>
<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. 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><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. LRPMP rejected by State.</p>	<p>Michelle DeGuzman            Economic Development and Housing Division            (510) 596-4357</p>
<p><b>Anton Emeryville (“Nady Site”)</b>            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. Environmental Impact Report being prepared.</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><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. Received demolition permit application on March 13, 2015.</p>	<p>Rick Holliday            Holliday Development            (510) 588-5133</p>
<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. Issued temporary certificate of occupancy for Phase I on March 3, 2015 and Phase II on March 19, 2015.</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>
<b>Marketplace - Park</b> 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
<b>Marketplace - Shellmound Site</b> Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002	Construction of new mixed use building with approximately 179 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
<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 228 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
<b>Marketplace – Parcel B</b> Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62 <sup>nd</sup> 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>
<b>Marketplace – Parcel C</b> Marketplace Redevelopment Project between new 62 <sup>nd</sup> and new 63 <sup>rd</sup> 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 held March 26, 2015. Planning Commission public hearing tentatively scheduled for May 28, 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 held January 20, 2015. EIR scoping meeting held 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 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
<b>Multi-Unit Residential Project</b> 1225 65 <sup>th</sup> Street UPDR15-001	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study session held March 26, 2015.	Moshe Dinar, AIA (510) 759-2133

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**March 2015**

<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. 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><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>

**Community Development Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2015**

<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>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 approved on January 22, 2015. City Council scheduled to consider Disposition and Development Agreement on April 16, 2015.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>
<p><b>39<sup>th</sup> and Adeline Residential Project</b> 3900 Adeline Street 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**  
**March 2015**

<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>
<p><b>OFFICE/HIGH TECH PROJECTS</b></p>			
<p><b>Medical Offices</b>            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**  
**Status of Major Development Projects - City of Emeryville**  
**March 2015**

<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>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. 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 <a href="https://www.apps.dgs.ca.gov/tracker/ProjectList.aspx?ClientId=1-H5">https://www.apps.dgs.ca.gov/tracker/ProjectList.aspx?ClientId=1-H5</a> . Demolition of existing buildings complete. Groundbreaking ceremony held October 16, 2014. Project is under construction.	John Baker Project Manager (415) 710-8059
<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. Granted temporary certificate of occupancy for convenience store on January 30, 2015.	Muthana Ibrahim M I Architects, Inc. (925) 287-1174

**Community Development Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2015**

<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>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. Received building permit application for façade upgrades on October 21, 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 held December 11, 2014. City Council study session scheduled for February 3, 2015.	Michelle DeGuzman Acting Economic Development & Housing Manager (510) 596-4357
<b>Restoration Hardware Outlet</b> 40 <sup>th</sup> 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. Application withdrawn on March 24, 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
<b>PERMITS ISSUED</b>													
Building Permits	21	12	39	19	14	19	22	19	20				185
Plumb., Elec., Mech.	40	23	76	30	25	30	38	18	46				326
Fire	14	5	13	14	15	13	6	9	10				99
<b>MON. TOTALS</b>	75	40	128	63	54	62	66	46	76	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	610
<b>VALUATION</b>													
Residential	\$11,802,075	\$85,658	\$43,048,133	\$728,571	\$40,400	\$97,100	\$71,000	\$246,110	\$150,040				\$56,269,087
Sub Permits	\$3,357,341	\$317,340	\$792,303	\$626,247	\$173,401	\$218,773	\$67,435	\$550,372	\$1,123,537				\$7,226,749
Commercial	\$234,618	\$4,529,994	\$50,081,392	\$696,783	\$5,184,572	\$7,489,202	\$3,983,788	\$1,232,824	\$4,855,133				\$78,288,306
<b>MON. TOTALS</b>	\$15,394,034	\$4,932,992	\$93,921,828	\$2,051,601	\$5,398,373	\$7,805,075	\$4,122,223	\$2,029,306	\$6,128,710	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$141,784,142
<b>FEES COLLECTED</b>													
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	\$33,939.39				\$703,747.55
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00	\$84.00	\$248.00	\$325.00	\$226.00	\$37.00	\$290.00				\$5,843.00
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	\$6,434.48				\$140,608.12
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	\$41,494.79				\$1,150,919.51
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	\$62,769.83				\$520,664.04
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	\$10,715.82				\$79,453.39
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	\$17,531.72				\$221,956.08
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	\$6,402.07				\$189,777.83
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	\$16,157.31				\$201,355.66
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	\$1,398.66				\$38,365.09
Microfiche	\$1,222.21	\$372.42	\$8,301.03	\$67.68	\$427.98	\$587.09	\$416.32	\$61.73	\$493.64				\$11,950.10
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	\$23,493.03				\$357,267.24
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	\$498.00				\$333,250.00
Bay-Shell	\$0.00	\$0.00	\$446.49	\$0.00	\$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	\$0.00				\$325,136.25
School	\$0.00	\$0.00	\$457,626.91	\$0.00	\$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	\$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	\$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	\$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	\$5,079.00				\$54,528.00
<b>MON. TOTALS</b>	\$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	\$226,697.74	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$5,213,738.51

\* 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	3				11
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	76%	13	31	29	25	3	15	5	4	0					125
LEPORT SCHOOL	\$2,898,000	Pending	0%														
CITY STORAGE	\$5,718,304	22-Oct-13	100%	55	75	65	45	12	8	25	0	0					285
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	100%	0	0	0	0	0	0	4	0	0					4
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	95%	12	43	22	10	2	4	10	4	2					109
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	89%	244	265	254	222	52	42	125	190	150					1,544
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	20%			8	23	2	44	55	67	113					312
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	90%	266	288	265	210	61	55	133	228	166					1,672
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	90%	40	38	35	15	2	8	2	0	4					144
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,198	1,358	1,270	966	404	543	992	1,223	618					8,572
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	8	6	5	7	5	14	8	4	22					79
				1,844	2,104	1,953	1,523	543	733	1,359	1,720	1,078					
																	12,857

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