




CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 1, 2015

TO: Carolyn Lehr, City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – NOVEMBER 2015**

HIGHLIGHTS OF THE MONTH

The City Council approved the second reading of an ordinance establishing new regulations for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system; it will take effect December 3.

The Council approved a Development Agreement for the Marketplace Redevelopment Project that provides for 11% affordable units; the Council also approved the vacation of a portion of Shellmound Street and a sewer easement that need to be realigned for the project.

The Council considered, but did not approve, a moratorium on cabaret licenses, and directed staff to bring back modifications to the cabaret regulations and noise ordinance for consideration on December 1.

The Council approved a Memorandum of Understanding with the City of Oakland for up to 50 winter shelter beds, five of which will be set aside for Emeryville homeless, from November 15, 2015 through April 15, 2016. The shelter has opened and has had up to seven people identified as homeless in Emeryville.

The Draft Environmental Impact Report for the 211-unit Anton Emeryville residential project at 6701 Shellmound Street (“Nady Site”) was published on November 4 for a 45-day public comment period ending on December 21.

Building permit applications for four major development projects were submitted in November: EmeryStation West/Transit Center (250,000 square foot, 165-foot tall office/lab tower on parking podium with Amtrak bus bays); Marketplace Parcel C (New Seasons Market and parking structure); Marketplace Parcel D (223 residential units); and Phase II of the Stanford Health Center at 5800 Hollis Street. On Tuesday, November 24, the Building Division front counter had its busiest day on record, providing service to 26 customers.

The Community Development Director attended a very interesting meeting of the Bay Area Planning Directors Association at which the Executive Directors and ABAG and MTC discussed the proposed merger of their agencies.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

November 3

Residential Development Rules. On the consent calendar, the City Council passed the second reading of an ordinance amending the Planning Regulations to establish new regulations for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system. The new regulations will take effect on December 3.

Winter Shelter Beds. The Council approved a Memorandum of Understanding with the City of Oakland for the operation of a winter shelter in Oakland with up to 50 beds from November 15, 2015 through April 15, 2016, five of which will be set aside for Emeryville homeless for up to \$15,000, and appropriated that amount from the Affordable Housing Fund.

Sherwin Williams Mixed Use Project. The Council approved a first amendment to the contract with LSA Associates for preparation of an Environmental Impact Report for the Sherwin Williams project, increasing the maximum compensation by \$46,451 for a total amount not to exceed \$309,340.

Emeryville Center of Community Life Noise Waiver. The City Council approved a construction noise waiver for work at the ECCL project on all Saturdays from November 7, 2015 to December 26, 2015 with two modifications: (1) the start time was changed from 8:00 a.m. to 9:00 a.m., and (2) only interior work is permitted on the Saturdays after Thanksgiving and Christmas.

Moratorium on Cabaret Licenses. The Council considered, but did not approve, an urgency interim ordinance establishing a moratorium on the issuance of annual cabaret licenses. Instead, the Council directed staff to bring back proposed amendments to the cabaret regulations, including but not limited to addressing private parties held in commercial establishments, and to draft a proposed action plan for amending the City's Noise Ordinance, for consideration at the December 1 Council meeting. Any such amendments would apply citywide, but the impetus for them at this time is the ongoing issue of noise from Trader Vic's restaurant affecting residents of the Watergate condominiums.

November 17

Acquisition of Below Market Rate Unit. The Council approved the acquisition, holding, and repair of a below market rate housing unit at 1500 Park Avenue #127, for an amount not to exceed \$281,000 in order to preserve the affordability covenants by preventing it from going into foreclosure, and appropriated the funds from the Affordable Housing Fund.

Marketplace Redevelopment Project. The City Council took several actions that will facilitate the construction of the Marketplace project. The Council passed the first reading of an ordinance authorizing a Development Agreement between the City and the developers that calls for 11% affordable units within the project (5% of units at the low income level and 6% of units at the moderate income level) rather than payment of the Affordable Housing Impact Fee,

and includes provisions regarding unit mix, family-friendly design, public art, transit passes, design modifications, and authorizing the City Manager to approve the various land swaps and easements required for the project. The Council also passed resolutions vacating the portion of Shellmound Street to be realigned as part of the Marketplace project, and vacating an easement for a sanitary sewer that runs through the middle of Parcel C and is to be relocated by the developer to new 63rd Street.

PLANNING COMMISSION

The Planning Commission does not meet in November; its next regular meeting will be on December 10.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its November 2 meeting the BPAC discussed monitoring goals and metrics for Bicycle Boulevards. BPAC members discussed the need for a qualitative, as well as a quantitative, approach. Monitoring options will be discussed and reviewed at a future BPAC meeting. Joel Hannon of the Emeryville Police Department (EPD), provided statistics and reports related to traffic and bicycle incidents over the past year. BPAC members requested regular updates from EPD. The next BPAC meeting is scheduled for January 4, 2016.

PUBLIC ART COMMITTEE

The Public Art Committee (PAC) met on November 12 and made a recommendation for Designing Local as the consultant to prepare the Public Art Master Plan, with a \$20,000 budget augmentation to bring the total project budget to \$40,000. The PAC also recommended five finalists for two Emeryville Center of Community Life public art installations. The committee discussed a reception for the 2015 Purchase Award and the 25th anniversary of the Arts in Public Places Program, to be held December 10. The next PAC meeting will be on January 14, 2016 and will include final recommendation for the images to replace 20 existing images in the Sign of the Times installations as well as discussion of the Shellmound District Public Art Plan.

PARKS AND RECREATION COMMITTEE

At its November 18 meeting, the Parks and Recreation Committee discussed the Temescal Creek Park Adeline Street entrance, committee review of large development projects, a parklets pilot program, a message board, and the committee's work program.

DEVELOPMENT COORDINATING COMMITTEE

There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting will be on December 16.

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, and a key map shows the location of each project. Those projects that saw significant staff activity in November are discussed below.

Marketplace Redevelopment Project. On November 6, staff met with Avalon Bay representatives, who are being considered as the developers for the residential component of Parcel C, wrapping the proposed New Seasons Market, to discuss unit count, mix and design. Staff also reviewed the revised unit plans in Parcel D (Theater Site) for compliance with the conditions of approval and provided a first round of comments on the building permit plans.

Sherwin Williams Mixed Use Project. Staff met internally on November 2 to discuss the Draft Environmental Impact Report (DEIR), and received a screen check version of the administrative DEIR on November 20 for review. It is anticipated that the DEIR will be published for public comment in late December.

Anton Emeryville, 6701 Shellmound Street (“Nady Site”). The Draft Environmental Impact Report (DEIR) was published on November 4 and the 45-day public comment period will end on December 21. The Planning Commission will take public comments on the DEIR at the December 10 meeting. Also at this meeting, the Commission will review the proposed project at a study session.

The Intersection Mixed Use Project (“Maz Site”). Staff provided a first round of comments on the resubmitted building permit plans.

Escuela Bilingüe Internacional Midblock Path. A midblock path between 45th and 47th Streets had been required to be built as part of the Escuela Bilingüe Internacional (EBI) project. It was later deleted from the General Plan but the City Council subsequently decided that the path should be built after all. A General Plan amendment to reinstate the path is scheduled for Planning Commission consideration on December 10 and City Council consideration in January.

Stanford Health Center, 5800 Hollis Street. A Major Design Review application for modifications to the public right of way along the Hollis Street frontage and signs was submitted on August 31. This project was reviewed at the October 28 DCC meeting.

Wayfinding Signs, 2100 Powell Street. A Master Sign Program application for new and modified illuminated monument signs and tenant identification signs at 2100 Powell Street was submitted on August 31.

Multi-Unit Residential, 1225 65th Street. A Conditional Use and Design Review application for a new twenty-four unit residential building was submitted on August 3. The Planning Commission held a second study session on October 22 and the DCC held a third review of the project on October 28.

New Unit, 1056 45th Street. A Conditional Use Permit and Design Review application for a new one-bedroom unit on a parcel with an existing duplex was submitted on June 4. Staff is providing feedback on draft revised plans submitted in November.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Home Depot Tool Rental Center Expansion, 3838 Hollis Street. A Minor Design Review application for exterior changes was submitted on April 16 (pending).

Plum Annex, 4070 Hubbard Street. A Minor Design Review application for exterior changes was submitted on June 18 (pending).

East BayBridge Corner Stores and Plaza, 3889 San Pablo Avenue. A Minor Design Review application for exterior modifications and additional landscaping was submitted on July 7 (pending).

Escuela Bilingüe Internacional Storage Shed, 1082 45th Street. A Minor Design Review application to use a shipping container as a play equipment storage structure was submitted on July 17 (pending).

Garage Modification for Storage, 1002 47th Street. A Minor Design Review application to modify an existing garage into storage space was submitted on October 23 (pending).

Signs

LePort School Sign, 1450 63rd Street. A Minor Sign permit for one wall sign was approved on November 24.

Propaganda Sign, 4000 Adeline Street. A Minor Sign permit for one illuminated wall sign was approved on November 5.

The Offices at Public Market Sign, 6001 Shellmound Street. A Minor Sign permit for one illuminated wall sign was approved on November 24.

Azteca Sign, 6425 Christie Avenue. A Minor Sign permit for one illuminated sign under a master sign program was approved on November 9.

Sutter Health Signs, 2000 Powell Street. A Minor Sign application for two illuminated high-rise signs under a master sign program was approved on November 30. This is in lieu of larger signs that were denied by the Planning Commission on October 22.

Conditional Use Permits

Alloy LED LLC, 6121 Vallejo Street. A Minor Conditional Use Permit for an office use was approved on November 18.

Medical Offices, 6121 Hollis Street. A Minor Conditional Use Permit application for new medical offices at Heritage Square was submitted on October 23 (pending).

Subdivisions

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

Residential Condominiums, 5532 Doyle Street. A subdivision permit application for two residential condominiums was submitted on May 7 (pending).

Ocean Avenue Lofts, 1258 Ocean Avenue. A parcel map application to create two lots in conjunction with two previously-approved new dwelling units was submitted on August 17 (pending).

ADVANCED PLANNING PROJECTS

Residential Development Rules. As noted above, on November 3 the City Council passed the second reading of an ordinance amending the Planning Regulations to establish new regulations for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system. Information about the new regulations, incentives, and guidelines is posted at <http://emeryville.org/newresidentialdevelopmentrules>.

Significant Structures. Staff prepared a draft ordinance incorporating Planning Commission comments, restoring structures to the list, for City Council consideration on December 1.

Plan Bay Area. Staff attended a stakeholder meeting on project performance assessment at the Metropolitan Transportation Commission offices on November 13.

Measure BB Scoping for Emery Go-Round. Staff asked the Alameda County Transportation Commission about the status of a request for a Measure BB scoping funding agreement, to conduct a survey and ridership estimates for a fourth Emery Go-Round route covering service gaps, or for evening and weekend service.

AC Transit short-term Service Expansion Plan. Staff met with AC Transit staff on November 24 to discuss potential route changes and prepare for a Council discussion on December 1. AC Transit plans to defer a decision on the F and J routes until after further public input.

Countywide Multimodal Arterial Plan. Staff reviewed the Alameda County Transportation Commission's draft arterial network.

Countywide Bicycle-Pedestrian Working Group. Staff attended a meeting on November 18 on path-street crossings.

Climate Action Plan. Staff met with Public Works staff regarding updating the plan.

East Bay Sustainability Circle. Staff met with Public Works staff to discuss the Sustainability Action Plan homework.

Short-Term Rentals. Staff began drafting a staff report for a Planning Commission study session in February.

General Plan Annual Report. Staff began noting completed actions from progress reports.

Water Efficient Landscape Ordinance. Staff began comparing State and County changes with the Emeryville Municipal Code, to see how the code needs to be revised to comply with the new, revised State Model Water Efficient Landscape Ordinance.

Cabaret Regulations. Staff met with the City Attorney and Police Department on November 16 to discuss potential revisions to the cabaret regulations, in response to the City Council's direction to present a draft ordinance on December 1. The City Attorney is taking the lead on this assignment.

Horton Street Temporary Traffic Calming. On November 30, staff met with Public Works and consultants Alta Planning + Design to discuss options for the design of temporary traffic calming measures on the Horton Street Bicycle Boulevard.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the fifth month of fiscal year 2015-2016 for building permit and inspection activity. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in November:

Permits Issued:	69
Total Valuation:	About \$7.6 million
Fees Collected:	About \$1.1 million
Inspections:	997
- Major projects:	443 (44%)
- Other:	554 (56%)
Fast Track Plan Check:	
- Same day:	13 applications
- Within 2 weeks:	21 applications
- Expedited requests:	3 (plan review comments or permit approval within 3-5 days)
Public Contacts and Inquiries:	
- Counter contacts:	204 (26 visits occurred on November 24)
- Telephone inquiries:	101

Building permit applications for four major development projects were submitted in November: EmeryStation West/Transit Center (250,000 square foot, 165-foot tall office/lab tower on parking podium with Amtrak bus bays); Marketplace Parcel C (New Seasons Market and parking structure); Marketplace Parcel D (223 residential units); and Phase II of the Stanford Health Center at 5800 Hollis Street.

Tuesday, November 24 was the busiest day on record at the front counter.

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. (TCOs granted in February, June, and July.)
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street.
- **Doyle Street Lofts** – 5532 Doyle Street; demolition and replacement of two residential units.
- **LePort Schools** – 1450 and 1452 63rd Street; private pre-K through 1st grade school.
- **Stanford Health Center** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail. (Residential foundation permit issued in September 2014; superstructure permit application under review. Partial demolition permit for commercial structure issued in March.)
- **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. Third floors were added without benefit of permits to Units 3 and 4. Applicant was directed to remove the third floor of Unit 3 and legalize the third floor of Unit 4 before occupancy can be issued for any units in this project.
- **Pixar Warehouse Phase II** – 5000 Hollis Street; 28,637 square feet of storage in existing building. (TCO for Phase I granted September 18, 2014).
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **Papermill Park** – 1330 Stanford Avenue – new park and parking lot.

Construction is also proceeding on the following major construction defect repair projects:

- **Emery Glen** – 6200 Doyle Street.
- **Bridgework Apartments** – 1221-1231 and 1321-1331 40th Street.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal year 2015-2016 including:

- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing. Grading, remedial site work completed.
- **Marketplace, Theater Site (Parcel D)** – Shellmound/new 63rd/new Market Drive/64th; 223 residential units. Building permit application submitted November 13, 2015.
- **Marketplace, Parcel C** – new 62nd and Shellmound Streets; 30,000 square foot New Seasons grocery store. Building permit application submitted November 24, 2015.
- **Anton Emeryville (“Nady Site”)** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units.

- **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. Grading permit issued July 22, 2015; building permit application submitted November 19, 2015.

Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in November. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. Their focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns.

- **Why Cook** – 2000 Powell Street, #110; tenant improvements, remodel existing cafe space.
- **Starbucks** – 5767 Christie Avenue; install 42" high railing around existing patio.
- **American Eagle** – 5653 Bay Street, Building C; install four awning marquee signs and polished blade sign.
- **Bay Street Apartments** – 5684 Bay Street, Building E; remodel clubhouse.
- **Marketplace Tower** – 6001 Shellmound Street; utility bunker relocation.
- **Public Market** – 6005 Shellmound Street; remove existing stair and add exit door; reconfigure existing steel exit stair to accommodate relocated utility work.
- **Grifols**– 4560 Horton Street, Building N, 2nd floor; tenant improvements, cold room and labs.
- **Bay Bridge Optometry** – 1333 Powell Street, #A104; demolition, tenant improvements.
- **Public Market** – 5959 Shellmound Street; water and sewer stub out for shipping containers.
- **Auto Insurance Specialists** – 2100 Powell Street #100; demolition, drywall, new finishes and millwork.
- **EmeryStation West/Transit Center** – 5353 Horton Street; construction trailer for temporary office use.
- **1300 66th Street** – tear off existing roof and reroof.
- **Propaganda Restaurant (City Storage)** – 4000 Adeline Street; install one illuminated LED channel letter sign.
- **Azteca** – 6425 Christie Avenue; install one illuminated LED pan channel letters wall sign.
- **1051 48th Street, Apt. 2** – kitchen and bath remodel, no change in layout, new electrical subpanel.
- **3801 San Pablo Avenue, #208** – kitchen remodel: remove and replace cabinets, sink, dishwasher lighting and outlets.
- **3900 Adeline Street** – underground storage tank removal.
- **6 Commodore Drive, C231** – kitchen and bath remodel: add lighting, kitchen island, replace tub surround and shower valve, plumbing fixtures, new bath fan.
- **Grifols CMF Building** – 5350 Horton Street; Project Horizon Package F, electrical.
- **Emeryville Civic Center** – 1333 Park Avenue; update lighting to LED at exterior and interior of Old Town Hall and Administration Building.
- **2200 Powell Street, 8th floor** – installation of 208 volt circuit and hardwired connection.
- **Ann Martin Center** – 1375 55th Street; install eight LED light fixtures, four dimmers, four occupancy sensors, one photo light sensor.
- **5521 Vallejo Street** – replace leaking water pipe from meter to house.

- **1452 63rd Street** – install one new private sewer lateral 6" diameter vitrified clay pipe and abandon one lateral.
- **Grifols Buildings N, Q, R and E** – 4560 Horton Street; replace three laterals and test one lateral, 4" and 6" diameter High Density Polyethylene (HDPE).
- **1650 65th Street** – replace one 6" upper lateral, HDPE.
- **5811 Shellmound Street** – spot repair and test one lateral 4" diameter, HDPE.
- **4107 Adeline Street** – install 4.94 KW roof mounted photovoltaic system with 19 modules.
- **Public Market Expansion** – 5959 Shellmound Street; renovation, doors, walls with mechanical, electrical and plumbing.
- **Marketplace Tower** – 6001 Shellmound Street, 1st floor; lobby renovation, add decorative metal.

Construction Meetings

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

- **Marketplace Redevelopment Phase 1A (EMME Apartments)** – 64th Street and Christie Avenue; 190 residential rental units in five-story building.
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street.
- **Stanford Health Center** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **The Intersection ("Maz Building")** – 3800 San Pablo Avenue; renovation for 17,158 square feet of retail use.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **IKEA** – 4400 Shellmound Street; warehouse renovation and loading dock.

Projects Completed or Nearing Completion

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

- 13 sub permit types (finals for mechanical, electrical, plumbing, energy, etc.)

Code Enforcement/Graffiti Abatement

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

- 12 general code enforcement cases, correspondence for abatement purposes.
- 22 telephone contacts, relating to code enforcement process and complaint status.

Customer Feedback Questionnaire

For the month of November one questionnaire was received, indicating positive and excellent in all categories, including customer service levels, staff knowledge, improvements needed, and how the City of Emeryville's counter services compare with other jurisdictions.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Minimum Wage. One investigation was completed and the case has been closed; a second case is almost closed, pending receipt of confirmation of requests for compliance from the employer. Staff continues to investigate the one remaining open case and has requested additional documentation and information to review. Staff received one serious inquiry regarding information on how to file a complaint, but to date it has not been filed. Staff also continues to answer calls and emails with questions regarding the interpretation of the Ordinance. Further information is available at <http://www.emeryville.org/1024/Minimum-Wage-Ordinance>.

Economic Development Advisory Committee Staff Support. The Economic Development Advisory Committee last met in October and will meet again on January 20, 2016. The committee will discuss the launch of a Broadband Feasibility Study by consultant Steve Blum and the upcoming joint Planning Commission and City Council small business forum. Currently the City is recruiting for four vacancies on the committee.

Broadband. On November 16, staff met with Steve Blum of Tellus Venture Associates to discuss a scope of work for assessing broadband service and infrastructure in the City and developing an implementable plan for improving broadband service.

Small Business Assistance. In November staff prepared a summary of small business strategies for discussion by the Economic Development Advisory Committee in January in advance of a joint Planning Commission and City Council session.

STEM Awareness Day. On November 5, staff attended the East Bay STEM Awareness Day Mixer at EmeryStation I, promoting science, technology, engineering, and mathematics (STEM) education.

AFFORDABLE HOUSING

Parc on Powell Project. Almost 900 applications were received for the eight very low income and 13 moderate income units at Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill). The lottery took place on November 12, 2014. Staff continues to review the applications. One household was approved in November, but one applicant has withdrawn, so the total having completed the review process remains at 18 out of 21 units.

3900 Adeline Project. Staff is working with the developer on a marketing plan for the 12 affordable units.

3706 San Pablo Avenue. Staff is working with the developer to request additional funding from Alameda County and the City of Oakland. The remediation is complete and new fencing is complete.

Rehabilitation Projects. Staff is working with three ongoing applicants. Staff is working with Rebuilding Together to develop a program for outreach to tenants in need of independent living aids such as grab bars.

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 continues to provide services for homeless outreach and case management, including outreaching to homeless during inclement weather. 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 reduction services and start the process of finding permanent housing solutions. The North County winter shelter has opened and has had up to seven people experiencing homelessness that have identified as homeless in Emeryville. As noted above, on November 3 the City Council approved a Memorandum of Understanding with the City of Oakland for up to 50 winter shelter beds, five of which will be set aside for Emeryville homeless, from November 15, 2015 through April 15, 2016. Staff has completed assisting EveryOne Home with their HUD Notice of Funding Availability (NOFA) process and the NOFA application has been submitted.

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

Housing Notification. Staff added 117 people to the Housing Notification List.

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

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

- BMR Program: Three BMR units are in contract to sell (one in Oak Walk, one in Andante, and one in the Oliver Lofts development). Staff coordinated with one BMR homeowner in foreclosure.
- Loan Payoffs: One FTHB loan payment was received in November for a market-rate unit that was sold.
- Owner Occupancy Violators: Correspondence with five BMR owner-occupancy violators continued.
- Subordinations: Two subordination applications were received in November.
- Owner-Occupancy Monitoring: Staff continued the owner-occupancy monitoring process for program participants, which will continue into 2016.
- Staff responded to over 150 general inquiries via telephone and email from current and potential program participants.

GRANT ADMINISTRATION

New Application: Environmental Protection Agency 2016 Hazardous Materials Assessment Grant. The grant, due December 18, will target transit oriented development affordable housing opportunities in Emeryville's Priority Development Area. Staff initiated community based partnership outreach in November and will submit a full application in December designed to allow resources to be used for existing City-owned potential housing sites on San Pablo and Christie Avenues, as well as to assess new opportunities for housing on the San Pablo Avenue corridor.

Grant Management. Staff entered into a contract for grant research and management support with Ecivis in November for the following year. Services include a searchable grant database by topic, funder, due date, etc. as well as support for reporting and audit preparation tasks. Initially a single subscription has been secured to determine utility for other departments.

CAPITAL PROJECTS

In November Staff continued accounts receivable activities and reporting for capital project grants including:

- Safe Routes to School
- Transit Center and adjacent Plaza
- Greenway, Powell to Stanford
- Housing Related Parks
- Christie Avenue Bay Trail Extension
- 2012 EPA Remediation of 3706 San Pablo Avenue

PUBLIC ART PROGRAM

Public Art Website. In preparation for the launch of the Public Art Master Plan in January, staff began revamping the presentation of existing Public Art on the City's website including reorganization, additional mapping, and project descriptions. Publication is expected in January.

Poet Laureate Program. Staff continues to recruit potential candidates through the activity guide and is working with Community Services staff to offer poetry classes at the Recreation Center.

Public Art Master Plan. As noted above, the Public Art Committee (PAC) recommended Designing Local for the Public Art Master Plan consultant and a \$20,000 budget augmentation, bringing the total project budget to \$40,000, at their November 12 meeting.

Purchase Award. A pedestal and plastic cover ("vitrine") for Jeff Margolin's clay sculpture "Dancing Hands", to be placed in the foyer in Old Town Hall, were constructed in November. A vitrine will be also placed over Po Shun Leong's existing piece in the foyer. A reception celebrating the work's installation and the accomplishment of the Art in Public Places Program over the last 25 years is planned for Thursday, December 10.

Sign of the Times. In October staff contracted with Seyed Alavi and Peralta Service Corporation for installation of 20 new images and relocation of four images for a refreshment of the 25 existing figures on utility box in the piece known as "Sign of the Times" commissioned from Mr. Alavi in 2005. The work has been delayed to January 2016 pending weather conditions and PAC recommendation for the final 20 of 25 draft images, and will include anti-graffiti nanotechnology.

Emeryville Center of Community Life (ECCL) Public Art. Selection panelists convened in October to interview and then nominate five finalists for commission of Conceptual Design Proposals for three locations at the ECCL site, including the 53rd Street Gateway, the Welcome Center, and the Library Commons. In November the PAC recommended these five finalists to the City

Council and staff began drafting Conceptual Design Contracts pending City Council approval on December 15. Two artists are expected to be selected for installation, with one at the 53rd Street Gateway and one at either of the other two locations.

Shellmound Powell Street Bridge Public Art. R&R Studio, the selected artist for the Shellmound Powell Street Bridge Public Art project and the Public Art District Plan, submitted final plans for engineering review. Construction is expected in Spring 2016. A draft District Plan is expected in January.

BROWNFIELDS

3706 San Pablo Avenue. Site cleanup was completed in September. In October staff completed annual reporting and will be completing grant closeout by the end of January.

ADMINISTRATION/OTHER

Bay Area Planning Directors Association. On November 13, the Community Development Director attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was regional planning and the meeting featured a panel discussion with the Planning Directors of the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC), the Chief Deputy Director of the San Francisco Bay Conservation and Development Commission (BCDC), and the Director of Planning and Climate Protection of Bay Area Air Quality Management District (BAAQMD). This was followed by a conversation with the Executive Directors of ABAG and MTC. There was a frank and open discussion about the proposed merger of ABAG and MTC, and the recent controversial attempt by MTC to take over the ABAG planning staff. This idea has been put on hold pending the results of a consultant study on the merger of the two agencies.

New California Energy Commission Plumbing Fixture Flow Rates. Due to the severity of California's drought, the state's experts have been managing water resources to deal with the effects of the drought and prepare for the next one. As part of the solution, the California Energy Commission (CEC) approved standards for appliances that will save more than 10 billion gallons of water in the first year. Over time, the water savings is estimated to reach 105 billion gallons per year, a savings of more than three times the annual amount of water used by the City of San Francisco.

The requirements for maximum flow rates for any newly installed fixtures as of January 1, 2016 are as follows:

- Urinals reduced from 0.5 gallons per minute (gpm) to 0.125 gpm. Note: The use of hybrid urinals is being considered for the 2016 CalGreen Code.
- Residential faucets reduced from 2.2 gpm to 1.2 gpm. Note: The CEC is considering requiring 1.5 gpm and extending the requirement for 1.2 gpm to September 2016.
- Kitchen faucets reduced from 2.2 gpm to 1.8 gpm with possible capability to increase to 2.2 gpm. Public lavatory faucets shall not exceed a flow rate of 0.5 gpm.

Plan review and field inspection staff will be advised to administer these new provisions and the Emeryville Building Division web page will be updated to reflect these provisions.

Y-Plan. On November 16, Senior Planner Miroo Desai attended a Y-Plan training program organized by the Center for Cities and Schools.

American Planning Association (APA) Related Activities. Associate Planner Diana Keena completed award photo identification, recruited a 2016 awards co-coordinator, and drafted a “how-to” memo.

Local Hazard Mitigation Plan. On November 12, the Community Development Director attended a meeting on the City’s Local Hazard Mitigation Plan sponsored by Human Resources and attended by the Public Works, Information Technology, and City Manager departments, Alameda County Fire Department, and interested citizens. The group continued brainstorming priorities for addressing potential hazards in Emeryville.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building permit tracking software, has now been live for over five years, since September 2, 2010, and the CodeTRAK and GIS components “went live” on March 19, 2013. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. Staff met on November 12 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Building Permit Technician/Plan Checker Courtney Barrett reported on the TRAKiT Users’ Conference that she attended in San Diego in October. It featured demonstrations of the features of the new TRAKiT9, integrating Laserfiche with TRAKiT, on-line permitting with eTRAKiT, and inspections using the iTRAKiT app on an iPad.

Grants Coordination. At its November 19 meeting, this interdepartmental committee discussed various grant prospects and management of existing grants.

Advisory Committee Recommendations. On November 19, the Community Development Director met with the City Clerk and other department heads to discuss ways to more efficiently convey advisory committee recommendations to the City Council.

Office Remodeling. On November 13, the Community Development Director and Economic Development and Housing staff met on-site with staff of Public Works, Integrity Construction Maintenance (our facilities managers), and vendor Interior Motions to discuss modifications to the second floor layout to accommodate the new Economic Development and Housing Manager (currently being recruited) and a new Information Technology technician.

Office Cleanup Day. On Friday, November 20, the Community Development Department held another of its periodic office cleanup days following previous successful efforts. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event.

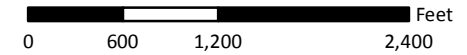
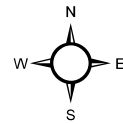
PROJECT INDEX

1. Anton Emeryville ("Nady Site")	8. Christie Ave Properties
2. Baker Metal Live-Work	9a. Marketplace - Shellmound Site
3. Multi-Unit Residential Project	9b. Marketplace - Parcel B
4. Ocean Avenue Townhomes	9c. Marketplace - Parcel C
5. Ocean Lofts	9d. Marketplace - "Theater Site"
6. Emme Apartments	9e. Marketplace - Subdivision
7. Marketplace Park	10. LePort School
	11. Emerstation West @Transit Ctr

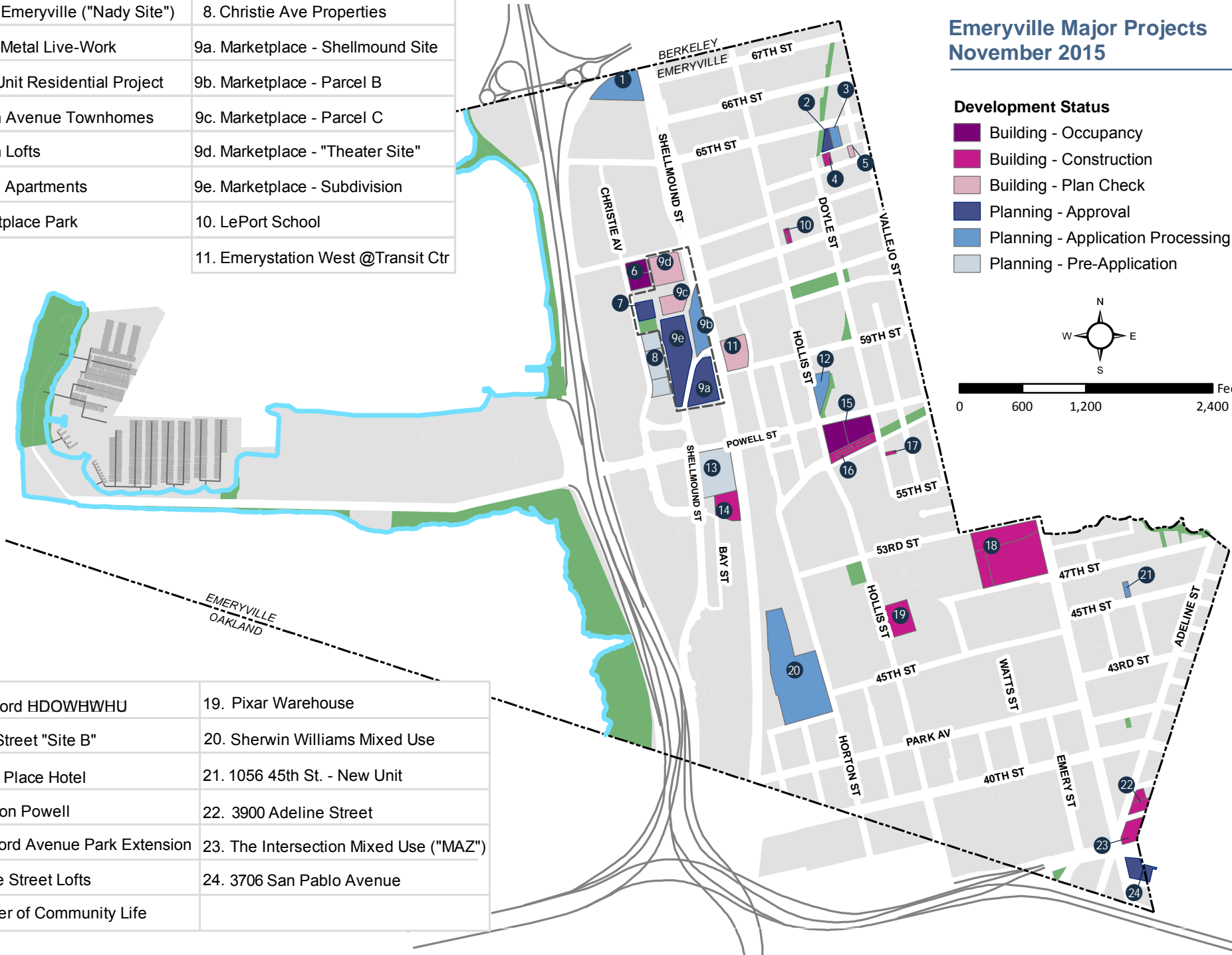
Emeryville Major Projects November 2015

Development Status

- Building - Occupancy
- Building - Construction
- Building - Plan Check
- Planning - Approval
- Planning - Application Processing
- Planning - Pre-Application



12. Stanford HDOWHWHU	19. Pixar Warehouse
13. Bay Street "Site B"	20. Sherwin Williams Mixed Use
14. Hyatt Place Hotel	21. 1056 45th St. - New Unit
15. Parc on Powell	22. 3900 Adeline Street
16. Stanford Avenue Park Extension	23. The Intersection Mixed Use ("MAZ")
17. Doyle Street Lofts	24. 3706 San Pablo Avenue
18. Center of Community Life	



Community Development Department
Major Development Projects
November 2015

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
8	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.						
13	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelopment site rejected by State.						
21	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	PC hearing session tentatively 1/28/16.						
12	Stanford Health Center 5800 Hollis St.	Modifications to Hollis Street frontage for valet parking	PC study session tentatively 3/24/16.						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study session 3/26/15. Second PC study session 10/22/15.						
9b	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. Third PC study session 12/10/15.						
20	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.						
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 186 units	DEIR published 11/4/15. PC study session and DEIR public hearing 12/10/15.						
9e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.			PC - 10/22/15			
9a	Marketplace - Shellmound Site Shellmound at railroad ped bridge	Residential - 167 units Retail - 14,000 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 7/23/15.			PC - 7/23/15			
7	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			
24	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. CC approved Ground Lease DDA on 4/16/15.			PC - 1/22/15			
2	Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
9d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15.			PC - 6/25/15			
9c	Marketplace - Parcel C Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Residential - 66 units	Building permit application for commercial shell and garage submitted 11/24/15.			PC - 5/28/15			
11	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	Grading permit for site remediation issued 7/22/15. Building permit application submitted 11/19/15.			CC - 2/16/10			
5	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			
10	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	Foundation permits issued 6/26/15. Building permits issued 7/29/15.			PC - 2/26/15			
17	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Demo permits issued 9/9/15. Building permits issued 9/14/15.			CC - 1/20/15			
12	Stanford Health Center 5800 Hollis Street	82,900 s.f. in EmeryStation Greenway building	Building permit for Phase I issued 10/16/15; permit application for Phase II submitted 11/30/15.			DCD - 11/21/14			
14	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 issued 6/12/15.			PC - 4/24/14			
23	The Intersection Mixed Use ("Maz") 3800 San Pablo Avenue	Residential - 105 units Retail - 17,158 s.f.	Residential foundation permit issued 9/12/14; superstructure permit application received 6/30/15.			PC - 8/22/13			
19	Pixar Warehouse Phase II 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Bldg permit application for Phase II submitted 9/11/15 and issued 10/27/15.			PC - 12/13/12			
18	Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete; project is under construction.			PC - 8/22/13			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhomes (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
22	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			
16	Stanford Avenue Park Extension North of Stanford betw Hollis & Doyle	New park in place of former City parking lot	Building permit issued 10/3/14. CC scheduled to accept as complete 12/15/15.			CC - 2/7/12			
6	Emme Apartments 64th and Christie	Residential - 190 units	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.			CC - 10/19/10			
15	Parc on Powell (formerly Parkside) Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	TCO for Building B (71 units) issued 2/27/15. TCO for Building A (98 units) issued 7/10/15.			CC - 11/18/08			

Glossary of Abbreviations:

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
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
Status of Major Development Projects - City of Emeryville
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<i>Project Name; Property Address, File Reference, and Map Number:</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 Map No. 11</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>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. Remediation of site scheduled to start in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015. Issued grading permit on July 22, 2015 to remove contaminated soil. Received building permit application on November 19, 2015.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002 Map No. 14</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. Issued building permit on June 12, 2015.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bay Street - Site B Shellmound/Powell/railroad Map No. 13</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>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001 Map No. 23</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. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015.</p>	<p>Rick Holliday Holliday Development (510) 588-5133</p>

Community Development Department
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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Anton Emeryville (“Nady Site”) 6701 Shellmound Street UPDR14-003 Map No. 1</p>	<p>Redevelopment of former industrial site for approximately 186 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; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period ending on December 21, 2015. Planning Commission study session and draft EIR public hearing scheduled for December 10, 2015.</p>	<p>Trey Teller Anton Development Company. (916) 400-2072</p>
<p>EMME Apartments (Marketplace Redevelopment Project Phase IA) Southeast corner of 64th Street and Christie Avenue FDP08-02 Map No. 6</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. 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, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Marketplace - Park Christie Avenue Park Redesign and Expansion FDP14-001 Map No. 7</p>	<p>Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.</p>	<p>Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Marketplace - Shellmound Site Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002 Map No. 9a</p>	<p>Construction of new mixed use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.</p>	<p>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 held April 23, 2015. Planning Commission approved on July 23, 2015.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>
<p>Marketplace – Parcel B Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62nd Street Map No. 9b</p>	<p>25,000 s.f. retail; 537 space parking garage.</p>	<p>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. Planning Commission study session on new design scheduled for December 10, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Marketplace – Parcel C Marketplace Redevelopment Project between new 62nd and new 63rd Streets FDP13-001 Map No. 9c</p>	<p>30,000 s.f. grocery store, 66 residential units; 291 space parking garage.</p>	<p>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 approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C. Received building permit application on November 24, 2015 for foundation for commercial shell and garage.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace - Theater Site Marketplace Redevelopment Project Parcel D, southwest of 64 th and Shellmound Streets FDP14-003 Map No. 9d	Construction of new residential building with approximately 223 residential units and 296 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 approved on June 25, 2015. Received building permit application on November 13, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace Subdivision Generally bounded by UP Railroad, Shellmound Way, Christie Avenue and 64 th Street. SUBDIV15-002 Map No. 9e	Subdivision of entire Marketplace site, including realignment of Shellmound Street and creation of new 62 nd Street, 63 rd Street, and Market Drive.	Planning Commission approved October 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
Sherwin Williams Mixed Use Project 1450 Sherwin Avenue PUD13-001 Map No. 20	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 Map No. 4	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.	Sasha Shamzad MRE Commercial (510) 849-0776

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<i>Project Name; Property Address, File Reference, and Map Number:</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 Map No. 5</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>Multi-Unit Residential Project 1225 65th Street UPDR15-001 Map No. 3</p>	<p>New 24-unit residential building, all 2- and 3-bedroom units.</p>	<p>Planning Commission study session held March 26, 2015. Second Planning Commission study session held October 22, 2015.</p>	<p>Moshe Dinar, AIA (510) 759-2133</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Doyle Street Lofts 5532 Doyle Street UPDR14-002 Map No. 17</p>	<p>Construction of two new dwelling units and demolition of two existing dwelling units. Demolition requires City Council approval.</p>	<p>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. Demolition permit approved April 21, 2015 and ready to issue. Approved building permit on May 5, 2015, and ready to issue. Issued demolition permits on September 9, 2015 and issued building permits on September 14, 2015.</p>	<p>Alex Bergtraun (510) 652-0612</p>
<p>Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11 Map No. 15</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. Issued temporary certificate of occupancy for 98 units in Building A and exercise room in Building C on July 10, 2015.</p>	<p>Peter Solar Equity Residential (415) 447-2690</p>

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Status of Major Development Projects - City of Emeryville
November 2015

<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Stanford Avenue Park Extension North side of Stanford Avenue between Hollis and Doyle Streets UP07-07, DR07-11 Map No. 16	Construction of new park and private parking lot on site of former City parking lot, as condition of approval of Parc on Powell project.	Park design approved by City Council on February 7, 2012, and subsequently modified to preserve existing trees. Building permit issued on October 3, 2014. Scheduled to be accepted as complete by City Council on December 15, 2015.	Peter Solar Equity Residential (415) 447-2690
3706 San Pablo Avenue UPDR14-001 Map No. 24	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.	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 approved Ground Lease Disposition and Development Agreement on April 16, 2015.	Felix AuYeung EAH Housing (415) 295-8854
Baker Metal Live-Work 1265 65 th Street UP07-09, DR07-15 Map No. 2	Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
New Residential Unit 1056 45 th Street UPDR15-008 Map No. 21	One new residential unit for a total of three units on the lot.	Planning application submitted June 4, 2015. Tentatively scheduled for Planning Commission public hearing on January 28, 2016.	Arnold Hernandez AAA Cad Works (510) 415-0583

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<p>39th and Adeline Residential Project 3900 Adeline Street UP06-12, DR06-19 Map No. 22</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Submitted building permit application on December 13, 2013. Demolition Permit was issued on June 30, 2014. Issued Grading Permit on September 2, 2014. Issued Building Permit on September 10, 2014.</p>	<p>Bob Huff Madison Park Financial Corp. (510) 452-2944</p>
<p>OFFICE/HIGH TECH PROJECTS</p>			
<p>Stanford Health Center 5800 Hollis Street UP14-009/DR15-020 Map No. 12</p>	<p>82,900 square feet in existing EmeryStation Greenway building.</p>	<p>Minor conditional use permit approved by Director on November 21, 2014. Received building permit application for Phase I, structural, demo and “make ready” on August 6, 2015. Issued building permit for Phase I on October 16, 2015. Planning Commission study session on Hollis Street frontage modifications tentatively scheduled for March 24, 2016. Received building permit application for Phase 2 “Tenant Improvements” on November 30, 2015.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Pixar Warehouse 5000 Hollis Street UPDR12-003 Map No. 19</p>	<p>Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.</p>	<p>Received building permit application for Phase 2 on September 11, 2015. Issued building permit for Phase II on October 27, 2015.</p>	<p>Craig Payne Pixar Animation Studios (510) 922-3090</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue UPDR12-001 Map No. 18</p>	<p>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.</p>	<p>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. "Topping off" ceremony held September 29, 2015.</p>	<p>John Baker Project Manager (415) 710-8059</p>
<p>Christie Avenue Properties East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park Map No. 8</p>	<p>Redevelopment of three City-owned parcels south of Christie Avenue Park.</p>	<p>Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.</p>	<p>Michelle DeGuzman Acting Economic Development & Housing Manager (510) 596-4357</p>
<p>LePort Schools 1450 & 1452 63rd Street UPDR14-004 Map No. 10</p>	<p>Conversion of former Every Dog Has Its Daycare buildings to private pre-K through first grade school.</p>	<p>Planning Commission approved on February 26, 2015. Received demolition permit applications and foundation permit applications on March 19, 2015. Received building and site improvement applications on March 25, 2015. Issued partial demolition permits on April 29, 2015. Issued foundation permits on June 26, 2015. Issued building permits on July 29, 2015.</p>	<p>Alan Limon LePort Educational Institute (949) 427-3970</p>

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	TOTAL
PERMITS ISSUED													
Building Permits	35	23	21	27	20	0	0	0	0	0	0	0	0
Plumb., Elec., Mech.	42	40	52	43	36	0	0	0	0	0	0	0	213
Fire	4	21	17	13	13	0	0	0	0	0	0	0	68
MON. TOTALS	81	84	90	83	69	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	281
VALUATION													
Residential	\$6,275,371	\$13,230	\$336,700	\$255,601	\$128,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,009,100
Sub Permits	\$1,465,868	\$11,532,999	\$422,791	\$251,465	\$3,526,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,199,372
Commercial	\$12,121,527	\$6,946,573	\$5,631,866	\$41,369,416	\$3,946,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,015,417
MON. TOTALS	\$19,862,766	\$18,492,802	\$6,391,357	\$41,876,482	\$7,600,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$94,223,889
FEES COLLECTED													
General Plan	\$101,963.72	\$91,125.15	\$31,160.60	\$211,174.70	\$38,108.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$473,532.49
Building Standards Admin.	\$845.00	\$752.00	\$283.00	\$1,720.00	\$328.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,928.00
Technology Fee	\$20,392.96	\$18,324.04	\$6,133.13	\$42,234.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87,085.07
Building Permit	\$156,766.45	\$61,082.27	\$48,507.32	\$403,654.41	\$32,968.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$702,978.71
Plan Review	\$84,930.96	\$250,415.52	\$56,417.07	\$147,125.17	\$741,501.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,280,389.99
Energy Review	\$91,084.11	\$90,821.81	\$10,598.91	\$27,005.94	\$142,799.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$362,310.11
Electrical Permit	\$6,723.00	\$8,828.08	\$10,679.71	\$80,460.51	\$46,431.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$153,122.57
Plumbing Permit	\$22,198.27	\$151,514.48	\$8,638.93	\$72,480.76	\$6,017.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260,850.35
Mechanical Permit	\$4,558.24	\$143,183.64	\$7,772.61	\$67,625.49	\$5,595.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$228,735.58
S.M.I.P.	\$5,041.68	\$1,956.29	\$1,622.99	\$11,633.13	\$1,131.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,385.88
Microfiche	\$1,634.72	\$1,965.49	\$483.84	\$4,026.33	\$709.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,820.20
Fire Dept. Fees	\$20,036.77	\$24,855.52	\$21,534.84	\$148,359.92	\$19,106.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233,893.94
Sewer Connection	\$2,490.00	\$15,687.00	\$5,727.00	\$13,446.00	\$2,739.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,089.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transportation Facility*	\$0.00	\$0.00	\$2,672.00	\$866,637.88	\$10,105.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$879,415.22
School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Art Public Places	\$0.00	\$31,506.62	\$0.00	\$0.00	\$11,797.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,304.09
Parks & Recreation*	\$0.00	\$0.00	\$7,382.00	\$331,382.24	\$4,132.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$342,896.74
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$356,253.10	\$4,518.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360,771.30
Other : (PSL, AMMR)	\$19,291.74	\$5,542.00	\$5,050.00	\$2,909.00	\$6,198.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,990.74
MON. TOTALS	\$537,957.62	\$897,559.91	\$224,663.95	\$2,788,129.52	\$1,074,188.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$5,522,499.98

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

BUILDING DIVISION INSPECTION LOG FY 15/16

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2015-2016												TOTAL
				Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$5,800,000	2-Jul-15	25%	0	18	23	25	22								88
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	87%	2	0	4										6
HYATT PLACE HOTEL	\$18,485,621	12-Jun-15	23%	8	40	14	16	16								94
IKEA (Warehouse renovation and loading dock)	\$3,150,662	17-Aug-15	0%		0	0	11	25								36
LEPORT SCHOOL	\$2,898,000	29-Jul-15	0%	0	2	19	10	12								43
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	98%	2	1	0	3	3								9
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	97%	10	2	3	0	0								15
STANFORD HEALTH CARE, PHASE 1	\$35,000,000	16-Oct-15	0%				0	4								4
THE INTERSECTION RESIDENTIAL	\$20,760,000	12-Sep-15	0%	0	0	31	3	17								51
THE INTERSECTION COMMERCIAL	\$1,730,000	Pending	0%	0	0	0	0	0								0
3900 ADELIN APARTMENTS	\$22,255,000	10-Sep-14	78%	191	200	180	160	344								1,075
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	95%	23	10	5	0	0								38
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,166	1,150	974	1,078	542								4,910
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	6	16	7	7	12								48
				1,408	1,439	1,260	1,313	997	0	0	0	0	0	0	0	6,417

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