




## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** July 1, 2016

**TO:** Carolyn Lehr, City Manager

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

**SUBJECT:** **PROGRESS REPORT – JUNE 2016**

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### HIGHLIGHTS OF THE MONTH

The City Council held a study session on a proposed tenant protection ordinance, and approved the operating budget for fiscal years 2016-17 and 2017-18 and the Capital Improvement Program for fiscal years 2016-17 through 2020-21. The Council reappointed Planning Commissioners Sam Kang and Steven Keller, leaving one vacancy on the Commission. The Council also voted to appeal the Planning Commission's approval of a canopy over the sidewalk and building signage for Stanford Health Center at 5800 Hollis Street, and set the appeal hearing for July 19.

The Planning Commission approved a Final Development Plan (FDP) for a parking garage and retail building on Parcel B of the Marketplace Redevelopment Project. All major buildings of the Marketplace Planned Unit Development now have approved FDPs.

The Response to Comments document (RTC) for the Sherwin Williams Development Project was released for public review on June 28. The RTC and the Draft Environmental Impact Report (DEIR) together make up the Final EIR for the project, which is scheduled for consideration of certification by the Planning Commission on July 28 and by the City Council on August 16.

Staff held talks on the future of the Emery Go-Round bus yard with both LBA, the owners of the current bus yard on 67<sup>th</sup> Street, and with Novartis, owners of a potential bus yard site at the Rifkin Lot on Horton Street.

Work continued on a Fair Workweek Ordinance, with intercept surveys of Emeryville workers and preparation for an Employer Forum to be held at Bay Street on July 14.

Low Income Housing Tax Credits were awarded for the 3706 San Pablo Avenue affordable housing project on June 8, which means that the project is now fully funded.

Fiscal year 2015-16 was one of the busiest on record for the Building Division, with 889 building permits issued for a total construction valuation of about \$151 million, over \$7.8 million in fees collected, and over 21,000 inspections conducted.

The Insurance Services Office (ISO) issued its 2016 rating of the Building Division under the Building Code Effectiveness Grading Schedule (BCEGS), awarding Emeryville a Class of 2 on a scale from 1 to 10 in both residential and commercial construction. This makes us equal to or better than 99% of building divisions in California and the nation.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### June 7

**Tenant Protections.** The Council held a study session on a proposed tenant eviction and harassment protections ordinance and gave direction to staff on the preparation of the ordinance.

**Building Division Services.** The Council received an informational report on the use of consultants to provide services to the Building Division.

**Economic Development Advisory Committee.** The Council appointed Jen Nettles, Senior General Manager of the Bay Street retail center, as a business representative on the Economic Development Advisory Committee.

**Stanford Health Care.** The Council received a briefing on the proposed sidewalk canopy and on-street valet parking for Stanford Health Care at the EmeryStation Greenway building at 5800 Hollis Street. The Council then voted unanimously to appeal the Planning Commission's May 26 approval of Phase I of the design review proposal for a canopy over the sidewalk and building signage. The Council also agreed that it would be premature to provide direction on a licensing agreement for Phase II, on-street valet parking, until the transportation report is complete.

#### June 21

**Planning Commission Appointments.** The Council reappointed Commissioners Sam Kang and Steven Keller for three year terms through June 30, 2019. There were no other applicants present at the Council interviews for consideration of an appointment to fill the seat of Commissioner Brad Gunkel, who did not seek reappointment, so there will be a vacancy on the Commission until that seat is filled.

**Housing Committee Appointments.** Buzz Cardoza, Frank Jorden, and Ed Treuting were reappointed to the Housing Committee, and David Chong was appointed to replace Betsy Cooley.

**Operation Dignity Lease Approval.** The Council, sitting as the Successor Agency to the Emeryville Redevelopment Agency, granted approval of the lease of 3850 San Pablo Avenue, Suite 102, to Operation Dignity, a veteran-run non-profit that provides emergency, transitional and permanent housing for homeless veterans and veteran families in Alameda County. The Successor Agency's approval of the lease was required by the commercial loan agreement between the former Redevelopment Agency and Avalon Senior Housing.

**Townsend Contract.** The Council approved a contract with Townsend Public Affairs, Inc. to provide federal and state lobbying services for an amount not to exceed \$99,996 for fiscal year 2016-17.

**ECCL Public Art.** On May 17, the Council had approved the Public Art Committee’s recommendation to select Kelly Ording, Paul Vexler and Madeline Wiener as the artists for the Emeryville Center of Community Life (ECCL) Public Art Project and authorized the City Manager to negotiate with Madeline Wiener for an expanded installation at ECCL’s Library Commons with a revised project budget of \$67,000. On June 21, the Council approved the contract with Ms. Wiener.

**Community Development Block Grant Program.** The Council passed a resolution authorizing the City Manager to enter into an agreement with Alameda County to carry out the Community Development Block Grant Program for fiscal year 2016-17.

**Stanford Health Care.** The Council set a public hearing date of July 19 to consider the appeal of the Planning Commission’s May 26 approval of Phase I of the design review proposal for a canopy over the sidewalk and building signage. As noted above, the Council voted to appeal the Commission’s decision at their June 7 meeting.

**ECCL Noise Waiver.** The Council approved a modification to a previously approved construction noise waiver for Saturday work on the Emeryville Center of Community Life project to eliminate the requirement for disabling back-up beepers.

**Development Impact Fees.** The Council approved the annual update of the development impact fees, based on the increase in the Engineering News Record Construction Cost Index for San Francisco. This year’s increase is 3.55%.

**Budget.** The Council approved the operating budget for fiscal years 2016-17 and 2017-18. There are no changes for the Community Development Department except that the three Community and Economic Development Coordinator II positions will now be funded 33% each from the General Plan Maintenance Fund.

**Capital Improvement Program.** The Council approved the CIP for fiscal years 2016-17 through 2020-21, with a minor change as recommended by the Housing Committee. Project HO-06, the Below Market Rate Unit Acquisition Program, was modified to move \$200,000 from the fifth year to the first year, and another \$200,000 from the fifth year to the second year to create a more “up-front” critical mass of funding to get the revolving loan fund started.

**Building Division Services.** The Council approved a two-year contract with West Coast Code Consultants (WC<sup>3</sup>) to provide Building Division services during fiscal years 2016-17 and 2017-18 for an amount not to exceed \$3,271,600.

## PLANNING COMMISSION

The Planning Commission considered the following items at its June 23 meeting:

**Marketplace Redevelopment Project, “Parcel B” (Garage Building).** The Planning Commission approved a Final Development Plan (FDP) for “Parcel B” of the Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. The project consists of a four-story building with approximately 20,000 square feet of ground

floor retail space and structured parking on three levels accommodating 300 parking spaces. In addition, there is a stand-alone one story, approximately 2,280 square foot commercial pavilion with a plaza between the garage building and the pavilion. The Commission approved the project with a minor modification to the conditions of approval. The vote was 5-0 with Commissioners Bauters and Donaldson absent.

***Water Efficient Landscape Ordinance Amendments.*** The Planning Commission voted unanimously to recommend adoption of State-mandated amendments to the Planning Regulations and requirements to increase water efficiency standards for landscapes. The Commission wished to ensure that the City does not require more than the State requires. The vote was 5-0 with Commissioners Bauters and Donaldson absent. The proposed ordinance adopting the amendments will be presented to the City Council for consideration of first reading on September 6.

***Pelco Mixed-Use Project.*** A study session was held for a Conditional Use Permit and Design Review for the conversion of an existing significant building into 23 live-work and 2 commercial units at 1550 Park Avenue. The Commission was supportive of the project concept and the reuse of the significant building, but raised concerns about the completeness and feasibility of the plans.

***5876 Beaudry Street New Unit.*** A study session was held for a Conditional Use Permit and Design Review for a new one-bedroom unit at a property with two existing units located at 5876 Beaudry Street. The Commission was supportive of the project and raised no significant concerns.

***Plan Bay Area 2040 Scenarios.*** The Commission reviewed development alternatives for the region's 2017 Sustainable Communities Strategy, as mandated by SB 375. Alternatives include growth throughout the region, growth in medium sized cities with BART or Caltrain, and growth in the three largest cities. Commissioners supported a contraflow bus lane on the Bay Bridge, bus and BART improvements, and growth that is concentrated in cities but not only in the three largest cities. The scenarios are scheduled to be reviewed by the City Council on July 19.

## **HOUSING COMMITTEE**

The Housing Committee met on June 8 and approved the 2016 Housing Affordability Table, which is scheduled for consideration by the City Council on July 5.

## **PUBLIC ART COMMITTEE**

The Public Art Committee (PAC) met on June 9, to make recommendation on the Shellmound Powell Street Bridge's selected artists' alternative proposal, called "Shellmound Gateway" in lieu of installation of Electric Rainbow, and revision of the draft Shellmound District Art Plan to include the new piece, for City Council consideration. City Council action is anticipated in August or September. The PAC reviewed the goals, draft strategies and geographic priorities for the Public Art Master Plan. The PAC will meet next on July 14 to discuss the Draft Public Art Master Plan and the selection panels for the 2016 Purchase Award and the Phase IV Bus Shelter Temporary Art Program.

## TRANSPORTATION COMMITTEE

At its June 16 meeting, the committee commented on the Plan Bay Area 2040 scenarios by asking questions regarding which scenarios would support carbon-free commuting into Emeryville, and asking the Mayor to sign a letter asking MTC to send someone to discuss the scenarios at the City Council meeting on July 19.

## DEVELOPMENT COORDINATING COMMITTEE

The DCC met on June 15 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works, Police, and Fire departments; the City Attorney's Office; and the City Manager's Office discussing the following projects:

***Off the Grid, Public Market Renewal.*** Staff reviewed a temporary use permit for the renewal of Off the Grid (Saturday food truck event) at the Public Market. No concerns were raised.

***Alameda County Household Hazardous Waste Collection Event, 4501-4591 Horton Street.*** The DCC reviewed a proposed temporary use permit for an Alameda County household hazardous waste collection event to be held in the parking lot of 4501-4591 Horton Street ("Rifkin Lot") on Sunday, July 31. While no significant issues were raised, the applicant was directed to have vehicles arrive and queue to enter the parking lot from the north.

***Patatas Sidewalk Café and Bicycle Corral, 3986 Adeline Street.*** DCC members reviewed an application for the continuation of both the sidewalk café and bicycle corral at 3986 Adeline Street (formerly CommonWealth Café). It was noted that the bicycle corral needed reflective, flexible tubular markers at the outside corners of the corral space.

***Parklet, 5515 Doyle Street.*** An application for a parklet on Doyle Street in front of the Doyle Street Café was reviewed. Staff comments included the need for more details about how the parklet would be removed if street work were required, and a redesign of the parklet space to make it feel more approachable and open to all members of the public.

***Pelco Mixed-Use Project, 1550 Park Avenue.*** The proposal for the reuse of a significant building for 23 live/work units and 2 commercial units was reviewed for the second time. Staff raised multiple concerns about accessibility and general project feasibility. Follow-up meetings were held with the applicant and the Fire Department, Building Division, and Planning Division. As noted above, the Planning Commission held a study session on the project on June 23.

***Sherwin Williams Mixed Use Project.*** DCC members reviewed a new site plan for the project. However, not enough detail was submitted for an in-depth review at this time. The applicant is expected to submit more detailed plans in the near future. Study sessions on the latest proposal are scheduled for the Planning Commission on July 28 and City Council on September 6.

## 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 June are discussed below.

**Sherwin Williams Mixed Use Project.** The Response to Comments (RTC) document was published on June 28, 2016. The Final Environmental Impact Report (FEIR), which consists of the Draft EIR and the RTC, is scheduled for consideration of a certification recommendation at the July 28 Planning Commission meeting. Staff met internally to discuss the RTC on June 20. Staff also met with the applicant on June 6 to discuss the tentative subdivision map for the project.

**Marketplace Parcel C Project (New Seasons Grocery Store).** Planning staff provided a second round of comments on the building permit plans on June 13.

**Stanford Health Center, 5800 Hollis.** A Major Design Review application for new signage and modifications to the public right-of-way along the Hollis Street frontage, including a canopy over the sidewalk and curbside valet parking, was submitted on August 31, 2015. The Planning Commission held a study session on March 24, and staff held internal meetings to discuss the project on April 21 and 25, and May 23. Due to timing constraints for the projected opening of the medical offices in March 2017, the time it will take to fabricate the canopy that will go over the sidewalk, and the time it will take to conduct transportation reports for the proposed curbside valet service, the project has been split into two phases. Phase I, the canopy over the sidewalk and all signage on the building, was reviewed and approved by the Planning Commission at the May 26 meeting. As noted above, the City Council appealed this decision at their June 7 meeting; the appeal hearing is scheduled for July 19. Phase II, changes to the public-right-of-way required for the proposed curbside valet service, including signage, is tentatively scheduled for consideration at the August 25 Planning Commission meeting.

**Pelco Mixed-Use Project, 1550 Park Avenue.** A Conditional Use Permit and Design Review application to reuse, and add to, an existing industrial building to create 23 live-work units and two commercial spaces was submitted on January 5. As noted above, a study session was held for this project at the June 23 Planning Commission meeting.

**6-Unit Townhomes, 5876-5880 Doyle Street.** A Conditional Use Permit and Design Review application to demolish four existing legal residential units and two existing illegal residential units, and to build six new residential condominiums, was submitted on March 8. This project requires a Planning Commission recommendation and City Council approval because it involves the demolition of residential units. The project was reviewed by the Planning Commission at a study session on April 28 and is tentatively schedule for a second study session on August 25.

**Third Dwelling Unit, 5876 Beaudry Street.** A Conditional Use Permit and Design Review application to add a new unit to an existing duplex was submitted on April 25. As noted above,

a Planning Commission study session was held on June 23. A Planning Commission public hearing on the project is scheduled for August 25.

***Ocean View Townhomes, 1270 Ocean Street.*** A Conditional Use Permit and Design Review application for four new units on a lot that currently has one unit was submitted on May 2. This project requires a Planning Commission recommendation and City Council approval because it involves the demolition of a residential unit. A Planning Commission study session is tentatively scheduled for August 25.

***Rug Depot Redesign, 4045 Horton Street.*** A Conditional Use Permit and Design Review application to modify an existing commercial space into two medium-sized retail stores and interior parking was submitted on June 29. A Planning Commission study session is tentatively scheduled for August 25.

***Marchant Building and Emery Go-Round Bus Yard.*** On June 3, staff met with LBA, which is renovating the large Marchant Building that straddles the borders of Emeryville, Oakland, and Berkeley at 3100 San Pablo Avenue. Under a Memorandum of Agreement between the three cities, Berkeley is taking the leading on planning and building permits, with input from the other cities. Emeryville is taking the lead on adjacent Greenway improvements. The status of the Greenway design was discussed, including stormwater treatment, a new lobby entry facing the Greenway for tenants at the west end of the building, and the design of a “three-city monument” to mark the point where Emeryville, Oakland, and Berkeley come together. The concept of “pop-up” retail and restaurant space in the adjacent parking lot on 67<sup>th</sup> Street was also discussed; this will require a separate approval from Emeryville. Staff took the opportunity to advise LBA that we are interested in acquiring the parcel currently used as the Emery Go-Round bus yard, farther down 67<sup>th</sup> Street, which LBA also owns. LBA representatives were open to the idea, although they are planning to use it for overflow parking for their tenants. The meeting ended with a commitment by LBA and the City to continue to discuss options for the bus yard.

## **ADMINISTRATIVE CASES AND ACTIVITIES**

### **Design Review**

***Fence, 4010 San Pablo Avenue.*** A Minor Design Review permit for a new fence around a plaza behind a retail space in the Oak Walk project was approved on June 30.

***Home Depot Tool Rental Center Expansion, 3838 Hollis Street.*** A Minor Design Review application for exterior changes was submitted on April 16, 2015 (pending).

***Plum Annex, 4070 Hubbard Street.*** A Minor Design Review application for exterior changes was submitted on June 18, 2015 (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, 2015 (pending).



**Bridgecourt Apartment Trellis, 1321 40<sup>th</sup> Street.** A Minor Design Review application to add a trellis to the south side of the building was submitted on January 21 (pending).

**Liquid Sugar Courtyard Revision, 1269 66<sup>th</sup> Street.** A Minor Design Review application for landscaping changes and new fencing in an existing courtyard was submitted on May 2 (pending).

**Daiso Japan, 5719 Christie Avenue.** A Minor Design Review application for façade changes to an existing storefront in the Powell Street Plaza shopping center was submitted on June 28 (pending).

## Signs

**Core Society, 4010 San Pablo Avenue.** A Minor Sign Permit for one new illuminated wall sign was approved on June 14.

**Parc on Powell Wayfinding Signs, 1333 Powell Street.** A Minor Sign Permit application for new wayfinding signs was submitted on June 13 (pending).

**Banh Mi Joint, 3900 Adeline Street.** A Minor Sign Permit application for two illuminated projecting signs was submitted on June 27 (pending).

## Temporary Use Permits

**Off the Grid, Public Market.** A Temporary Use Permit to continue an existing Saturday food truck event at the Public Market was approved on June 30.

**Alameda County Household Hazardous Waste Event, 4501-4591 Horton Street.** A Temporary Use Permit application to hold a one-day hazardous waste collection event in a parking lot (Rifkin Lot) was submitted on June 2 (pending).

## Sidewalk Cafes/Parklets

**Patatas Sidewalk Café and Bicycle Corral, 3986 Adeline Street.** A Sidewalk Café Permit application for the continuation of both a sidewalk café and a bicycle corral at 3986 Adeline Street (formerly CommonWealth Café) was approved on June 30.

**Doyle Street Parklet, 5515 Doyle Street.** A Sidewalk Café Permit application for a parklet in front of the Doyle Street Café was submitted on May 27 (pending).

## Subdivisions

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



## ADVANCED PLANNING PROJECTS

**Regional Advisory Working Group.** Staff attended a Regional Advisory Working Group meeting at the new offices of the Metropolitan Transportation Commission (MTC), the Association of Bay Area Governments (ABAG), and the Bay Area Air Quality Management District (BAAQMD) in San Francisco on June 7. Regional agency staff said the One Bay Area Grant Program will use additional funding for the Bay Bridge Corridor Capacity Project and for transportation grants to cities that produce the most affordable housing in the next six years; create a loan fund to preserve affordable housing; and provide planning assistance for affordable housing/anti-displacement. The Core Capacity study manager said the draft proposal to expedite the flow of commute traffic into San Francisco includes bridge traffic management technology, increased express bus service over the bridge, vanpooling, and other measures.

**Plan Bay Area 2040 Scenarios.** As noted above, the Transportation Committee reviewed the Plan Bay Area 2040 scenarios on June 16, and the Planning Commission reviewed them on June 23. Staff sent the Transportation Committee's questions to MTC and put responses in the Planning Commission staff report: two scenarios include increased bus and BART capacity, and one includes a bus contraflow lane on the Bay Bridge. As requested by the Transportation Committee, an MTC staff member will attend the City Council discussion of the scenarios on July 19.

**MTC Core Capacity Study.** Staff emailed the study consultant to express concern about bus priority on Adeline Street, which is a tri-city bicycle corridor, while supporting bus priority on Shellmound, 40<sup>th</sup>, Powell and Hollis streets.

**Alameda County Multimodal Arterial Plan Technical Advisory Committee.** Staff attended the final meeting of this committee, which voted unanimously to recommend approval of this plan. The plan is a technical study of how the County's arterials could provide a continuously connected network for all modes including pedestrians, cyclists, buses, freight trucks, and passenger cars. It recommends bus lanes, pedestrian improvements, buffered bike lanes, and integrated traffic signals.

**Climate Change Planning.** On June 21, staff attended a meeting with Bay Area Regional Collaborative staff, which is working to coordinate regional agencies' efforts to address climate change. Regional staff asked what technical assistance is needed to help cities address climate change. On June 23, staff attended a meeting with a consultant providing mapping assistance through *Stopwaste.org* for risk assessments.

**Short-Term Rentals.** Staff completed a draft report for a City Council study session on July 19.

**Water Efficient Landscape Ordinance.** As noted above, the Planning Commission voted to recommend City Council approval of the proposed ordinance on June 23. The City Council is scheduled to consider it on September 6.

**Parks Map for Trust for Public Land.** Staff provided a map of parks to the Trust for Public Land, for a study of how many people are within walking distance of parks in the Bay Area.

**Governor’s Office of Planning and Research Survey.** Staff completed a survey about the contents and implementation of the General Plan.

**Local Area Formation Commission Information.** Staff gathered and transmitted information to the Alameda County Local Area Formation Commission (LAFCO) regarding the City’s services, facilities, finances, staff, and vacant land.

**New Dwelling Units Information for Paramedic Tax.** Staff sent the Finance Department information on the number of building permits issued and finalized this fiscal year, for use in implementing a supplemental paramedic services special tax program.

**Medical Marijuana.** Planning staff met with the City Attorney’s Office on June 9 to discuss amendments to the Planning Regulations necessary to allow medical marijuana cultivation, distributors, manufacturers, testers, and dispensaries, to the extent allowed by State law.

## BUILDING DIVISION

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

The attached tables summarize the twelfth and final month of fiscal year 2015-2016 for building permit and inspection activity. Also included are the fiscal year 2014-2015 building permit and inspection activity tables for comparison. Following is a summary of the Building Division’s permit, inspection, and plan check activity and public contacts in June:

<b>Permits Issued:</b>	65
<b>Total Valuation:</b>	About \$9.3 million
<b>Fees Collected:</b>	About \$562,000
<b>Inspections:</b>	1,929
- Major projects:	653 (34%)
- Other:	1,276 (66%)
- ACFD Fire inspections:	54 (Various inspections, may include Building inspection support)
<b>Fast Track Plan Check:</b>	
- Same day:	11 applications
- Within 2 weeks:	21 applications
- Expedited requests:	2 (plan review comments or permit approval within 3-5 days)
<b>Public Contacts and Inquiries:</b>	
- Counter contacts:	231
- Telephone inquiries:	126

The totals for fiscal years 2015-2016 and 2014-15 are as follows:

	<u>FY 2015-2016</u>	<u>FY 2014-2015</u>
Permits:	889	820
Valuation:	\$151,341,534	\$174,058,749
Fees:	\$7,867,072	\$6,761,074
Inspections	21,053	17,106

As these figures indicate, the Building Division continued to be very busy during the past fiscal year. The number of permits issued in fiscal year 2015-16 was 8% more than the previous year, and fees collected were up by about 16% over last year. Although the valuation of permits issued was down about 13% from the previous fiscal year, it was still the third highest year on record, after \$183 million in fiscal year 2005-06 and \$174 million last year. Major permits issued in fiscal year 2015-16 included Marketplace Parcel C (New Seasons Grocery), Stanford Health Care tenant improvements in the EmeryStation Greenway and Heritage Square buildings, Grifols “Project Horizon” tenant improvements, and other major tenant improvements for Novartis, Pixar Warehouse, Apple Store, IKEA, and Sutter Health. The number of inspections conducted in fiscal year 2015-16 was up by about 23% over last year, and was by far the highest on record. This is due to the ongoing construction of major projects that received building permits both in fiscal year 2015-16 and in prior years. This high level of construction activity is anticipated to continue in fiscal year 2016-17, with several major projects poised to pull permits, including the “Nady” residential project, three new buildings at the Public Market, EmeryStation West/Transit Center, Heritage Square Garage, and the 3706 San Pablo Avenue affordable housing project.

### 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 issued in February, June, and July 2015.)
- **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 63<sup>rd</sup> Street; private pre-K through 1<sup>st</sup> grade school. (TCO issued on March 11.)
- **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.
- **Marketplace Redevelopment Project, Phase IA (EMME Apartments)** – 64<sup>th</sup> and Christie; 190 residential units. (TCOs granted March 3 and March 13, 2015.)
- **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. Revision plans for work without permits were submitted on December 16, 2015.
- **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. (TCO for 48 units in Phase 1 granted December 31, 2015; TCO for 35 units in Phase 2 granted March 21, 2016; TCO for 18 units in Phase 3 granted April 15, 2016.)
- **Papermill Park** – 1330 Stanford Avenue; new park and parking lot. (Final inspections pending.)

- **Marketplace Parcel C** – new 62<sup>nd</sup> and Shellmound Streets; 30,000 square foot New Seasons grocery store and parking structure; grading.
- **EmeryStation West @ Emeryville Transit Center** - 5959 Horton Street; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise; test piles.

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

- **Emery Glen** – 6200 Doyle Street. (Housing Authority of the County of Alameda has resubmitted a permit application to move forward with remedial construction; permits for seven buildings issued April 7, 2016.)
- **Bridgecourt Apartments** – 1221-1231 and 1321-1331 40<sup>th</sup> Street. (Completion anticipated in August 2016.)

### Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal years 2016-2018 including:

- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing. Grading, remedial site work completed.
- **Marketplace, Shellmound Site (Parcel A)** – Shellmound Street at railroad pedestrian bridge; 167 residential units, 14,000 square feet of retail space.
- **Marketplace Parcel B (Garage Building)** – Shellmound Street north of Parcel A; 22,280 square feet of retail space and 300 parking spaces.
- **Marketplace, Theater Site (Parcel D)** – Shellmound/new 63<sup>rd</sup>/new Market Drive/64<sup>th</sup>; 223 residential units. Building permit application submitted November 13, 2015. Issued demolition permit for UA Theater on December 22, 2015. Grading permit and site demolition permit applications submitted on February 18, 2016.
- **Anton Evolve (“Nady Site”)** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units.

### Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in June. 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, alternate materials and methods requests, project scheduling issues, expected fees, and other major building concerns.

- **2200 Powell Street, #470** – 4<sup>th</sup> floor speculative tenant improvements; landlord improvements to one suite, demolition of existing partitions, new partitions, ceiling, lighting, millwork, finishes, and mechanical, electrical, and plumbing.
- **1900 Powell Street, 8<sup>th</sup> Floor** – demolition and construction of new elevator lobby, corridor restrooms.
- **Levi’s** – 5641 Bay Street, Building C; tenant improvements, minor exterior, doors, partitions, ceilings, lighting, fixtures, mechanical, electrical, and plumbing.
- **Bridgecourt Apartments** – 1231A 40<sup>th</sup> Street, Building 2; install gas line for barbeque and fireplace and add concrete to extend pool decking.

- **T-Mobile at Hilton Garden Inn** – 1800 Powell Street; replace four antennas, replace four tower mounted amplifiers, add two triplexers, replace two equipment cabinets and replace coaxial cables.
- **Stanford Health Care** – 6121 Hollis Street, Suite 900, phase one structural make ready for tenant improvements and demolition.
- **Bolt Threads** – 6250 Overland Avenue; tenant improvements for production research facility.
- **CRB** – 6001 Shellmound Street, #550, 5<sup>th</sup> floor; tenant improvements; demolish walls, ceilings, lights, plumbing, doors, new offices, conference room, new lighting, finishes, ceilings.
- **Zymergen** – 5980 Horton Street, 4<sup>th</sup> floor; tenant improvements.
- **Daiso Japan** – 5719 Christie Avenue; tenant improvements; new ceiling, lights, display rack, counter, soffit and floor finish.
- **Sally Beauty** – 3839 Emery Street, #600; install one illuminated sign.
- **Lenscrafters** – 5707 Christie Avenue; install one illuminated wall sign.
- **EmeryStation West @ Emeryville Transit Center** – 5959 Horton Street; test piles.
- **1030 45<sup>th</sup> Street** – Residential reroof.
- **4 Captain Drive, Unit E415** – Kitchen remodel, bathroom remodel.
- **Symic Biomedical** – 5980 Horton Street, 6<sup>th</sup> floor; demolition of interior non-structural component.
- **5856 Doyle Street** – Reroof, overlay one layer smooth surface roof with fire rated base.
- **AVG** – 2100 Powell Street, 14<sup>th</sup> floor; demolition of non-load bearing partitions, ceilings and electrical outlets.
- **Core Society Fitness** – 4010 San Pablo Avenue; install one illuminated wall sign.
- **Why Cook** – 2000 Powell Street, #110, 1<sup>st</sup> floor; install UL300 pollution control unit fire suppression system.
- **Marketplace Parcel C** – new 62<sup>nd</sup> and Shellmound Streets; 30,000 square foot New Seasons grocery store and parking structure; grading.
- **4112 Adeline Street** – Upgrade main water service, 1" copper pipe 14" depth type L.
- **6121 Hollis Street** – Private Sewer Lateral (PSL); connect one new lateral to new garage and abandon one existing lateral 6" diameter, High Density Polyethylene (HDPE).

### Construction Meetings

Construction meetings (weekly) and site visits were held in June 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.
- **Marketplace Parcel C** – new 62<sup>nd</sup> and Shellmound Streets; 30,000 square foot New Seasons grocery store and parking structure; grading.
- **EmeryStation West @ Emeryville Transit Center** - 5959 Horton Street; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise. (Permit for test piles issued.)
- **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.
- **Grifols Project Horizon** – 5350 Horton Street; refurbish waste neutralization pit, electrical and piping replacement.
- **The Intersection (“Maz Building”)** – 3800 San Pablo Avenue; renovation for 17,158 square feet of retail use.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **Emery Glen Apartments, 6200 Doyle Street** – Reissued seven permits for construction defects, work without permits.
- **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 June:

- **Berkeley Lights, Phase 1** – 5858 Horton Street, #370. (CO)
- **Emeryville Senior Center** – 4321 Salem Street; roof replacement, renovations. (TCO)
- **Bayside Park Assisted Living** – 1440 40<sup>th</sup> Street; interior alterations. (TCO)
- 11 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 June:

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

### Customer Feedback Questionnaire

For the month of June two questionnaires were received, both indicating positive and excellent in all categories, including customer service levels, staff knowledge, improvements needed, and how the City of Emeryville’s counter services compare with other jurisdictions.

## ECONOMIC DEVELOPMENT AND HOUSING DIVISION

### ECONOMIC DEVELOPMENT

**Minimum Wage.** One new complaint was filed during the month of June, related to paid sick leave. Staff is currently investigating the complaint for validity and hopes to resolve the complaint in an informal manner, as has been the case with all prior investigations. The annual adjustment to the minimum wage will take effect on July 1, 2016. Small Businesses with 55 or fewer Employees will have a minimum wage of \$13.00 per hour and Large Businesses with 56 or more Employees will have a minimum wage of \$14.82 per hour. Staff continues to answer questions and inquiries regarding the implementation of the Ordinance. During the month of June, staff answered 17 inquiries regarding the Ordinance via telephone, email, and in-person visits. Further information is available at: <http://www.emeryville.org/1024/Minimum-Wage-Ordinance>.



**Business Outreach.** Staff conducted eight “welcome to Emeryville” calls to new businesses and attended the grand opening of Bay Bridge Optometry located in Suite 104 of the Parc on Powell mixed use development. Additionally, staff held four broker interviews regarding available properties.

**Employee Scheduling/Fair Workweek.** Staff met with representatives of East Bay Alliance for a Sustainable Economy (EBASE) and Alliance of Californians for Community Empowerment (ACCE) to review a draft Fair Workweek Ordinance prepared by EBASE. Staff also worked with consultant Economic and Planning Systems to develop an employee survey instrument and continued outreach efforts to business owners and operators. An Employer’s Forum has been scheduled for Thursday, July 14 at 9:00 am at 5699 Bay Street. The results of this research and outreach effort will inform the development of options for a Fair Workweek Ordinance which will be discussed by the City Council at a study session on August 16. Staff met internally to discuss the project on June 21.

**Economic Development Project Meeting.** Economic Development and Housing staff, the Community Development Director, and City Attorney held their regular monthly meeting on June 15 to review the status of various economic development projects and programs.

**Sales Tax Holiday.** Staff of the Community Development and Finance departments met with the City Manager on June 29 to discuss the concept of a “sales tax holiday” for small businesses that has been proposed by a City Council member.

## **AFFORDABLE HOUSING**

**Residential Tenant Protections and Services.** On May 5, 2015 the City Council directed staff to prepare a proposed just cause eviction and harassment ordinance; the concept was reviewed by the Housing Committee on October 7, 2015. As noted above, a City Council study session was held on June 7. Staff is now drafting the ordinance.

**3900 Adeline Project.** Staff worked with the developer to market the five very low income and seven moderate income units. So far, four applicants have been approved by City staff. As previously reported, there were over 2,300 applicants for these 12 units; of these, 1,553 were determined to be eligible for the lottery, which was held on April 22.

**4300 San Pablo Avenue.** Staff is working on developing a Request for Proposals for a low income senior housing project on the site of the temporary Recreation Center.

**3706 San Pablo Avenue.** On June 8, the California Tax Credit Allocation Committee (TCAC) awarded Low Income Housing Tax Credits to the project, which means that the project is now fully funded. The developer is moving forward with their building permit application. Staff is working with the developer and other funders to start construction in December.

**Marketplace Housing Development.** Staff is working with the developers to negotiate an affordability agreement and identify the affordable units.



**Avalon Senior Housing.** Staff is working with EBALDC to refinance their mortgage on this mixed use senior housing project.

**Rehabilitation Projects.** An access improvement project was completed in June. Staff is working with Rebuilding Together to develop a program to outreach to tenants in need of independent living aids such as grab bars; one unit was rehabbed in June. Rebuilding Together completed a home rehab on Adeline Street.

**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.

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

**Housing Notification.** Staff added 161 people to the Housing Notification List.

**Housing Developers.** Staff spoke to one developer interested in developing market rate housing in Emeryville.

**Public Information.** Staff fielded 10 calls and emails regarding housing search, 15 calls and emails regarding landlord/tenant issues, and three walk-ins with housing related issues.

**Alameda County Housing Bond.** Staff represented Emeryville in a stakeholder meeting regarding the proposed Alameda County Housing Bond Initiative. On June 28, the Alameda County Board of Supervisors voted to place the County general obligation Housing Bond on the November ballot. Staff is working with County staff to prepare a letter of support for City Council consideration in September.

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

- One BMR unit is currently for sale at Green City Lofts; the first buyer was denied and a second buyer rescinded their offer; this will be a short sale.
- One BMR unit at the Terraces is soon to be listed. This is an Owner Occupancy Violator living in the Philippines who wants to give a relative Power of Attorney to complete the sale. Staff is working with the City Attorney's Office to obtain authorization to foreclose if the sale stalls out.
- One BMR homeowner with a Notice of Default at Adeline Place is in abeyance; staff continues to monitor the situation.
- One BMR homeowner at the Terraces died, and staff is working with the City Attorney's Office on options, as the family does not want to file probate due to decedent's debts. This will likely be a short sale, and has OHAP and CALHOME loans.
- One FTHB loan payment was received from the sale of a market rate unit at Watergate.

- Subordinations: staff completed work on one subordination in June; however, escrow has not closed, and refinancing is still in the approval process.
- Owner Occupancy Violators: Work on resolving two cases of BMR owner-occupancy violators continued. One is the BMR soon to be listed at the Terraces, described above; the other is a market rate FTHB loan at Watergate; staff is working with the City Attorney's Office to resolve the issue.
- Owner Occupancy Waivers: two waivers are currently in place, one at City limits due to BMR owners who are divorcing, and one at Liquid Sugar due to a BMR owner caring for a sick relative.
- Owner-Occupancy Monitoring: Staff continued the owner-occupancy monitoring process for program participants.
- Staff responded to over 100 general inquiries via telephone and email from current and potential program participants.

## CAPITAL PROJECTS

**Grant Management.** In June, 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
- Christie Avenue Bay Trail Extension

**Greenway Crossings Grant Application.** In June, staff assisted Public Works staff with the aid of Townsend Associates to submit an application for \$260,000 for implementation of safety improvements at the northern Greenway crossings. The application requested funding from the California Active Transportation Program and the Metropolitan Transportation Commission.

**COPS Grant Application.** In June, staff assisted Police staff with the aid of Townsend Associates to submit an application for the hiring of a police officer at the Emeryville Center of Community Life site. The application requested federal funding from the Department of Justice under the Office of Community Oriented Policing Services (COPS) program.

**Rail~Volution Bicycle Tour.** In June, staff continued planning for Emeryville to be the site of a bicycle tour for national participants in the Rail~Volution conference in October.

## PUBLIC ART PROGRAM

**Public Art Master Plan.** Outreach continued in June, as the public was asked to review [nine priority corridor videos](#). Each corridor is being reviewed for possible public art priorities and [18 priority entry points to Emeryville](#) have been highlighted for possible priority locations for public art. A community collaboration of participants of all ages created a reproduction of the Emeryville Public Art map with fused glass, as part of the Public Art Master Plan workshops. The piece was fused in June and will be placed in the Emeryville Center of Community Life. The Public Art Committee (PAC) and staff reviewed draft [Goal Statements and Strategies](#) to match each goal with the comments received from the public in the workshops, to craft a first draft of

the Plan to be reviewed by the PAC July 9. For more information, see the Public Art Master Plan Website at: <http://emeryvillepublicartmasterplan.org>.

**Sign of the Times.** Artist Seyed Alavi's plans to install 20 new images in May on existing utility boxes were delayed by separately commissioned painting of the boxes. He will rotate four other images and a site specific installation at Doyle Hollis Park will remain. Site preparation is now expected in July. Preparation includes the existing vinyl cutouts being removed and the boxes repainted. Then new vinyl images will be applied and then anti-graffiti coating will cover the vinyl cutouts and the paint. New painters are being solicited after the initial painters failed to remove the vinyl prior to painting.

**Emeryville Center of Community Life (ECCL) Public Art.** On May 17, the City Council approved three artists for installations at ECCL, two for the Welcome Center and one for the Library Commons, and authorized the City Manager to negotiate with Madeline Wiener for an expanded installation at the Library Commons with a revised project budget of \$67,000. As noted above, the Council approved the contract with Ms. Wiener on June 21. Kelly Ording is expected to install her mural on the west and south walls of the Teen Room of the Welcome Center starting July 5. It is expected to be completed by the end of the month and to be featured in the opening ceremonies in September. Artists Madeline Wiener and Paul Vexler are expected to install their sculptures by year end. Mr. Vexler is inviting the public to participate in the onsite installation.

**Shellmound Powell Street Bridge Public Art/Shellmound District Public Art Plan.** R&R Studios, the selected artist team for the Shellmound Powell Street Bridge Public Art Project and Shellmound District Public Art Plan, submitted a draft of the Public Art Plan for review on March 30. At its April 14 meeting the Public Art Committee (PAC) revisited the project alternatives and budget implications, particularly for maintenance, and recommended that further design work on Electric Rainbow, R&R Studios' art proposal for the bridge, be stopped, but that R&R Studios continue with the Public Art Plan. The PAC completed review of the Plan's other elements (excluding Electric Rainbow) in May. As noted above, on June 9 the PAC reviewed an alternate proposal for an art project at the bridge and made a recommendation on the proposal to the City Council.

**Bus Shelter Phase IV Temporary Art Program.** The current phase of the Bus Shelter Temporary Art Program will culminate in December 2016. In order to be ready to install Phase IV in January, Regina Almaguer has been contracted to initiate recruitment of local artists and creation of a selection panel. The call has been added to the Fall Activity Guide and staff has sent the call to Pixar's Art Director who also supports Pixar University (traditional artistic instruction to digitally trained staff). Pixar has 215 artists on site eligible for the call. The call will remain themed to flora and fauna but has expanded the categories sought under fauna to include ecological change, microscopic organisms and humans for example.

## **BROWNFIELDS**

**3706 San Pablo Avenue.** Weiss Associates is completing the final report for the remediation of 3706 San Pablo Avenue, including reference to a vapor management plan.

**Assessment Grant.** Staff initiated an application for the US Environmental Protection Agency's Technical Assistance Brownfield grant for assessment activities, including Phase II testing of the City's former recreation facility site on San Pablo Avenue. The application will be submitted in July.

**Brownfields Site Tour.** The Western States Brownfield Conference is planned in San Francisco for September 28-29, with site tours on September 30. Conference organizers have requested that Emeryville host a tour. Staff anticipates confirming the itinerary with conference organizers in July.

## ADMINISTRATION/OTHER

**Insurance Services Office (ISO) Update.** In May, the Chief Building Official completed a questionnaire and was interviewed by ISO representatives to measure the Building Division's commitment to the adoption and administration of building codes affecting the construction of new buildings. On June 30, ISO reported their findings to the City Manager and Chief Building Official. ISO is an independent statistical, rating, and advisory organization that serves the property/casualty insurance industry. ISO collects information on a community's building code adoption and administrative services, analyzes the data and then assigns a Building Code Effectiveness Grading Schedule (BCEGS) Class from 1–10. Class 1 represents exemplary commitment to building code administration and Class 10 indicates no recognizable enforcement. Jurisdictions with well administered, current codes demonstrate better loss experience and the community insurance rates reflect that. The prospect of minimizing catastrophe related damage and lowering insurance costs gives the community an incentive to administer the building codes effectively.

Each local jurisdiction in California is reviewed every five years. In each of these local agencies, three elements of building code adoption and enforcement are reviewed. These three elements are the administration of codes, plan review, and field inspections. ISO assigns two grades based on these three elements, one for one- and two-family dwellings ("Personal"), and one for commercial and all other construction ("Commercial").

ISO's study has concluded in a BCEGS classification for the City of Emeryville Building Division of Class 2 for both Personal and Commercial. In California, the highest rating of Class 1 was only given to 2 out of the 297 building divisions rated (0.67%) for Personal, and 3 out of 297 building divisions (1.0%) for Commercial, which means that Emeryville is equal to or better than 99% of building divisions in California. Nationwide, only 4 out of 8,480 building divisions (0.05%) received Class 1 for Personal, and only 9 out of 8,890 building divisions (0.1%) received Class 1 for Commercial, which means that Emeryville is equal to or better than 99.9% of building divisions in the nation. These ratings should help developers in Emeryville to obtain affordable insurance for their buildings, and is a measure of our commitment to customer service through the strict administration and enforcement of building codes.

**Water Efficient Landscape Ordinance Class.** Associate Planner Diana Keena attended a PG&E Pacific Energy Center class on designing landscapes that comply with the State Model Water Efficient Landscape Ordinance on June 29.

**Cannabis Summit.** Senior Planner Miroo Desai attended the Cannabis Business Summit and Expo held in Oakland on June 21-22.

**Fiscal Impact Analysis Workshop.** Economic Development and Housing Manager Chad Smalley attended a Fiscal Impact Analysis Workshop sponsored by the Strategic Growth Council on June 16. The program included a discussion of California's unique municipal revenue structure and its implications for development and fiscal impact analysis.

**East Bay EDA Professional Development Series – Marketing Your Assets.** Economic Development and Housing Manager Chad Smalley attended the East Bay Economic Development Alliance's training session, entitled "Marketing your Assets". Presenters stressed the necessity of differentiating cities' assets through in-depth understanding of a community's strength, weaknesses, and unique qualities, then designing marketing materials that effectively leverage this understanding.

**Governor's Proposed "By Right" Housing Bill.** The Governor has proposed a "trailer bill" in his May revise of the state budget that would require cities to allow housing developments by right if they provide a certain percentage of affordable units. Cities would have no discretionary approval over such projects and there would be no public input or CEQA review. Staff drafted a letter of opposition that the Mayor signed and that was delivered to State legislators on May 27. This was followed by a second letter on June 6, prepared at the request of the Governor's office, detailing changes that Emeryville would like to see in the bill if it were to become law. At the top of our list was retaining discretionary design review coupled with a CEQA statutory exemption. Staff met internally to discuss the issue and the follow-up letter on June 1.

**American Planning Association (APA) Activities.** On June 4, Senior Planner Miroo Desai and the Community Development Director attended a networking event cosponsored by the APA Young Planners Group and the American Society of Civil Engineers Sacramento Younger Members Forum at the Western Railway Museum in Rio Vista. On June 20, Ms. Desai, as Membership Inclusionary Director (Northern), organized and participated in the monthly conference call.

**Corder Properties.** On June 14, the Community Development Director and City Manager met with a real estate broker and fiduciary services representative who are preparing a strategic management plan for the owners of the Corder Properties in the industrial area between 66<sup>th</sup> and 67<sup>th</sup> Streets, west of Hollis Street and east of the railroad. They were advised that the City has no plans for rezoning or residential development in this area, and that it is intended to remain as part of the City's "industrial enclave" for the foreseeable future.

**Rifkin Lot as Emery Go-Round Bus Yard.** The Assistant City Manager and Community Development Director held a conference call with Novartis representatives on June 22 to discuss the possibility of the City leasing or acquiring the "Rifkin Lot" on Horton Street for temporary or permanent use as a bus yard for the Emery Go-Round. The Novartis representatives were quite receptive to the idea, and pledged to continue working with the City on the issue. The Community Development Director subsequently provided a sketch of a possible layout for the bus yard. As noted above, staff is also discussing the issue with LBA, the owners of the current bus yard on 67<sup>th</sup> Street.

**Transportation Coordination Committee.** This staff-level group met on June 1 to provide an opportunity for all staff who work on car, pedestrian, bicycle, public transit, and related infrastructure projects to come together in one place. This bi-monthly forum allows staff to address needs, make and implement plans, and share information on their various transportation-related projects.

**Records Management.** On June 2 and 9, staff met with the records management consultant retained by the City Clerk's Office to review the record-keeping categories for the department's three divisions.

**Local Hazard Mitigation Plan.** On June 15, the Community Development Director and Chief Building Official attended a meeting on the City's Local Hazard Mitigation Plan sponsored by Human Resources and also attended by the Public Works, Police, and City Manager departments, Alameda County Fire Department, and interested citizens. The group discussed priorities for addressing potential hazards in Emeryville in light of the results of recent community workshops.

**Grants Coordination.** At its June 16 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the on-going management of existing grants.

**Permit Tracking System and GIS.** CRW TRAKiT, the Community Development Department's 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. The "e-TRAKiT" module, which allows on-line access to the system, is currently being implemented. In June, staff continued entering pre-1992 planning project information into a spreadsheet for the permit tracking software vendor to use in adding the projects to the database.

**Cost Recovery.** Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on June 15 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Management Analyst Recruitment.** The recruitment for a Management Analyst in the Economic Development and Housing Division concluded in June with an offer of employment to April Shabazz, who will start work on July 1. This is a new position that will provide complex and broad-based program and project management as designated by the Community Development Director and the Economic Development and Housing Manager. Among other managerial support tasks such as contract administration and grants management, the Management Analyst will help to develop and implement programs related to Minimum Wage, Fair Workweek and small business assistance. April has a Bachelor's Degree in Sociology and Communications from UC Davis, a Masters of Public Administration from Golden Gate

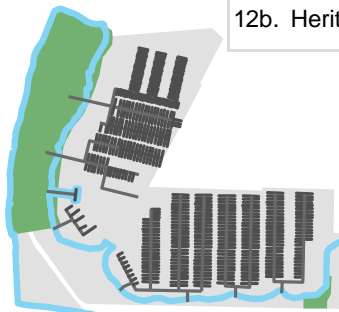
University, and a PhD in Natural Health Sciences from the University of Natural Medicine. Her previous positions have included Contract Coordinator and Program Oversight Manager for the Oakland Private Industry Council, Director of Workforce Development for Goodwill Industries, and self-employment as an Independent Clinical Nutrition Consultant. Welcome April!

***Intern Transition.*** Nimisha Agrawal resigned as of June 30 to take a full-time planning position. Nimisha conducted a short-term rental survey and researched other cities' approaches, made maps, wrote articles, responded to planning questions from the public, and produced the General Plan Annual Report. Staff posted an ad for a new intern.

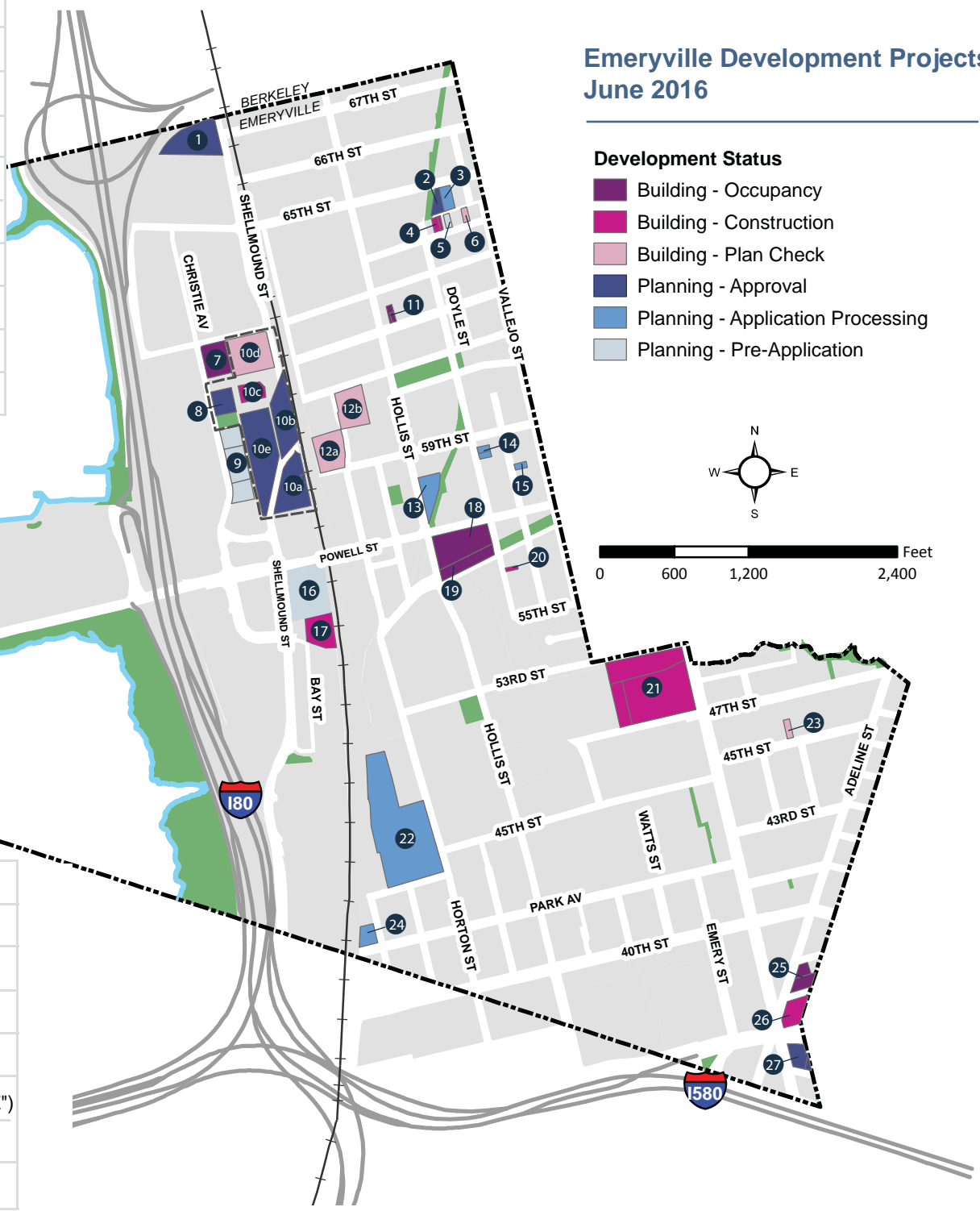


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## Emeryville Development Projects June 2016

**Development Status**

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

**Community Development Department**  
Major Development Projects  
June 2016

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
9	<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.						
16	<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
5	<b>Oceanview Townhomes</b> 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study session 8/25/16.						
15	<b>New Residential Unit</b> 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16. PC public hearing 8/25/16.						
14	<b>6-Unit Townhomes</b> 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	PC study session 4/28/16. Second PC study session tentatively 8/25/16.						
24	<b>Pelco Building Reuse Project</b> 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session 6/23/16.						
13	<b>Stanford Health Center</b> 5800 Hollis St.	Phase II - Modifications to street for valet parking	PC study session 3/24/16. PC public hearing tentatively 8/25/16.						
3	<b>Multi-Unit Residential Project</b> 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15 and 10/22/15.						
22	<b>Sherwin Williams Mixed Use</b> N of Sherwin, W of Horton	Residential - 540 units Commercial - 94,600 s.f.	PC study session and FEIR consideration 7/28/16. CC FEIR consideration 8/16/16; study sess. 9/6/16.						
13	<b>Stanford Health Center</b> 5800 Hollis St.	Phase I - Canopy over sidewalk and building signage.	PC approved 5/26/16. CC voted to appeal on 6/7/16; appeal hearing set for 7/19/16.			PC - 5/26/16			
10b	<b>Marketplace - Parcel B</b> Shellmound Street S of new 62nd St.	Retail - 26,000 s.f. Garage - 300 spaces	PC study session on new design 5/26/16. PC approved 6/23/16.				PC - 6/23/16		
1	<b>Anton Emeryville ("Nady Site")</b> 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16.				PC - 3/24/16		
10e	<b>Marketplace Subdivision</b> UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.				PC - 10/22/15		
10a	<b>Marketplace - Shellmound Site</b> 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		
10c	<b>Marketplace - Parcel C Residential</b> Between new 62nd and new 63rd Sts.	Residential - 66 units	PC approved with grocery store component 5/28/15.				PC - 5/28/15		
8	<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		
27	<b>3706 San Pablo Avenue</b> Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC approved one year extension 1/28/16. Low Income Housing Tax Credits awarded 6/8/16.				PC - 1/22/15		
2	<b>Baker Metal Live-Work</b> 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
23	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	PC approved 2/25/16. Building permit application rec'd 4/21/16.			PC - 2/25/16			
10d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15. Demo permit for UA Theater issued 12/22/15.			PC - 6/25/15			
12a	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	Office/lab tower - 250,000 s.f. 148 parking spaces, bus bays	Building permit application submitted 11/19/15. Building permit for test piles issued 6/28/16.			CC - 2/16/10			
12b	Heritage Square Garage SE Horton & 62nd Sts.	675 parking spaces Commercial - 3,620 s.f.	Building permit application submitted 3/17/16.			CC - 2/16/10			
6	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			
10c	Marketplace - Parcel C Grocery Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Parking structure	Foundation-only permit issued 5/25/16. Grading permit issued 6/10/16. TI application rec'd 6/28/16.			PC - 5/28/15			
20	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			
13	Stanford Health Center 5800 Hollis Street	82,900 s.f. in EmeryStation Greenway building	Building permit for Phase 1 issued 10/16/15. Building permit for Phase 2 issued 3/7/16.			DCD - 11/21/14			
26	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	Underground MEP permit issued 7/21/15. Commercial shell building permit issued 1/22/16.			PC - 8/22/13			
26	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Residential superstructure building permit issued 1/22/16.			PC - 8/22/13			
17	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			
21	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. Revision package for work without permits submitted 12/16/15.			PC - 8/27/09			
11	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	Building permits issued 7/29/15. TCO issued 3/11/16.			PC - 2/26/15			
19	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. Substantially complete and open for use; final inspection pending.			CC - 2/7/12			
7	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			
25	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	TCOs issued 12/30/15 (48 units), 3/14/16 (35 units), and 4/15/16 (18 units).			CC - 1/20/09			
18	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		

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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>
<b>MIXED USE PROJECTS</b>			
<b>EmeryStation West @ Emeryville Transit Center</b> 5959 Horton Street (“Mound” site north of Amtrak Station) UP09-03 Map No. 12a	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. Project includes new public plaza between Amtrak Station and new tower building.	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. Issued permit on June 28, 2016 for test piles prior to construction.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Heritage Square Garage</b> 62 <sup>nd</sup> and Horton Streets UP09-03 Map No. 12b	675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space.	Approved as part of EmeryStation West @ Emeryville Transit Center project (see above). Received building permit application on March 17, 2016.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Hyatt Place Hotel</b> Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002 Map No. 17	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)	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.	Conrad Garner Ensemble Hotel Partners (562) 435-4857

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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><b>Bay Street - Site B</b>  Shellmound/Powell/railroad  Map No. 16</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. Subsequently, State approved amended LRPMP, which calls for redevelopment of Site B. Further site remediation required.</p>	<p>Chadrick Smalley  Economic Development and Housing Manager  (510) 596-4355</p>
<p><b>The Intersection Mixed Use Project (Maz)</b>  3800 San Pablo Avenue  UPDR13-001  Map No. 26</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. Issued building permit for commercial shell and residential superstructure on January 22, 2016.</p>	<p>Rick Holliday  Holliday Development  (510) 588-5133</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><b>Anton Emeryville (“Nady Site”)</b>  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 held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016.</p>	<p>Trey Teller  Anton Development Company.  (916) 400-2072</p>
<p><b>EMME Apartments</b>  (Marketplace Redevelopment Project Phase IA) Southeast corner of 64<sup>th</sup> Street and Christie Avenue  FDP08-02  Map No. 7</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><b>Marketplace - Park</b>  Christie Avenue Park Redesign and Expansion  FDP14-001  Map No. 8</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><b>Marketplace - Shellmound Site</b>  Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad  FDP14-002  Map No. 10a</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><b>Marketplace - Theater Site</b>  Marketplace Redevelopment Project Parcel D, southwest of 64<sup>th</sup> and Shellmound Streets  FDP14-003  Map No. 10d</p>	<p>Construction of new residential building with approximately 223 residential units and 296 residential parking spaces.</p>	<p>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. Issued demolition permit for UA Theater on December 22, 2015. Received Grading Permit and Site Demolition Permit applications on February 18, 2016.</p>	<p>Jeff White  Avalon Bay Communities, Inc.  (415) 601-9512</p>
<p><b>Marketplace – Parcel B</b>  Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62<sup>nd</sup> Street  Map No. 10b</p>	<p>Option 1: 41,500 s.f. retail; 405 space parking garage.  Option 2: 22,800 s.f. retail; 405 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 held December 10, 2015. Planning Commission study session on revised design held May 26, 2016. Planning Commission approved on June 23, 2016.</p>	<p>Mark Stefan  City Center Realty Partners  (415) 395-2908</p>



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<p><b>Marketplace – Parcel C</b>  Marketplace Redevelopment Project between new 62<sup>nd</sup> and new 63<sup>rd</sup> Streets  FDP13-001  Map No. 10c</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. Received building permit application for Phase II commercial shell and garage on April 18, 2016. Issued foundation only permit (Phase I) on May 25, 2016. Grading permit issued June 10, 2016. Received building permit application for the New Seasons Market tenant improvements on June 28, 2016.</p>	<p>Grocery Store and Parking:  Mark Stefan  City Center Realty Partners  (415) 395-2908</p> <p>Residential:  Jeff White  Avalon Bay Communities, Inc.  (415) 601-9512</p>
<p><b>Marketplace Subdivision</b>  Generally bounded by UP Railroad, Shellmound Way, Christie Avenue and 64<sup>th</sup> Street.  SUBDIV15-002  Map No. 10e</p>	<p>Subdivision of entire Marketplace site, including realignment of Shellmound Street and creation of new 62<sup>nd</sup> Street, 63<sup>rd</sup> Street, and Market Drive.</p>	<p>Planning Commission approved October 22, 2015.</p>	<p>Mark Stefan  City Center Realty Partners  (415) 395-2908</p>
<p><b>Sherwin Williams Mixed Use Project</b>  1450 Sherwin Avenue  PUD13-001  Map No. 22</p>	<p>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.</p>	<p>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. Draft EIR published for 60-day public comment period on January 8, 2016, ending on March 8, 2016. Public hearing on DEIR held at February 25, 2016 Planning Commission meeting. Certification of Final EIR scheduled for Planning Commission on July 28, 2016 and for City Council on August 16, 2016. Study sessions on current proposal scheduled for Planning Commission on July 28, 2016 and for City Council on September 6, 2016.</p>	<p>Kevin Ma  Lennar Multifamily Communities  (415) 975-4989</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>
<b>Pelco Building Reuse Project</b> 1550 Park Avenue UPDR16-001 Map No. 24	Reuse of existing industrial building for 23 residential and two commercial units.	Project requires redesign to comply with unit mix and family-friendly design requirements. Planning Commission study session held on June 23, 2016.	Amanda Kobler 1550 Park LLC (510) 289-0066
<b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<b>Ocean Lofts</b> 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6	Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	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.	Ali Eslami (510) 774-8387

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<p><b>Doyle Street Lofts</b>                      5532 Doyle Street                      UPDR14-002                      Map No. 20</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><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                      Map No. 18</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. Issued certificate of occupancy on March 29, 2016 for Ike's Love &amp; Sandwiches retail store.</p>	<p>Peter Solar                      Equity Residential                      (415) 447-2690</p>

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<b>Multi-Unit Residential Project</b> 1225 – 65 <sup>th</sup> Street UPDR15-001 Map No. 3	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study sessions held March 26, 2015 and October 22, 2015.	Moshe Dinar, AIA (510) 759-2133
<b>Stanford Avenue Park Extension</b> North side of Stanford Avenue between Hollis and Doyle Streets UP07-07, DR07-11 Map No. 19	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. Substantially complete and open for use; final inspection pending.	Peter Solar Equity Residential (415) 447-2690
<b>3706 San Pablo Avenue</b> UPDR14-001 Map No. 27	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. One year extension of planning permits approved by Planning Commission on January 28, 2016. City Council approved \$3.5 million loan commitment on February 16, 2016. Low Income Housing Tax Credits awarded June 8, 2016; project is now fully funded.	Felix AuYeung EAH Housing (415) 295-8854
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> 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

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<p><b>New Residential Unit</b>            1056 45<sup>th</sup> Street            UPDR15-008            Map No. 23</p>	<p>One new residential unit for a total of three units on the lot.</p>	<p>Planning application submitted June 4, 2015. Planning Commission approved on February 25, 2016. Received building permit application on April 21, 2016.</p>	<p>Arnold Hernandez            AAA Cad Works            (510) 415-0583</p>
<p><b>39<sup>th</sup> and Adeline Residential Project</b>            3900 Adeline Street            UP06-12, DR06-19            Map No. 25</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. TCO for Phase 1 (45 units) was granted on December 31, 2015. Issued Building Permit for tenant improvement on February 8, 2016 for new “Banh Mi Joint” restaurant. TCO for Phase 2 (38 units) was granted on March 21, 2016. TCO for Phase 3, last phase, (18 units) was granted on April 15, 2016.</p>	<p>Bob Huff            Madison Park Financial Corp.            (510) 452-2944</p>
<p><b>Ocean Avenue Townhomes</b>            1276 Ocean Avenue            UP07-09, DR07-15            Map No. 4</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>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. On December 16, 2015 received revision package to windows and 3<sup>rd</sup> floors for review.</p>	<p>Sasha Shamzad            MRE Commercial            (510) 849-0776</p>

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<b>Oceanview Townhomes</b> 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of four new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session tentatively scheduled for August 25, 2016.	Kristin Personett Indigo Design Group (510) 697-4289
<b>6-Unit Townhomes</b> 5876-5880 Doyle Street UPDR16-002 Map No. 14	Construction of six new dwelling units and demolition of four existing legal and two existing illegal dwelling units. Demolition requires City Council approval.	Planning application submitted March 4, 2016. Planning Commission study session held April 28, 2016. Second Planning Commission study session tentatively scheduled for August 25, 2016.	Jake Aftergood Wellworth Investment (510) 418-6105
<b>New Residential Unit</b> 5876 Beaudry Street UPDR16-003 Map No. 15	One new residential unit for a total of three units on the lot.	Planning application submitted April 25, 2016. Planning Commission study session held June 23, 2016.	Brad Gunkel Gunkel Architecture (510) 984-1112
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>Stanford Health Center</b> 5800 Hollis Street UP14-009/DR15-020 Map No. 13	82,900 square feet in existing EmeryStation Greenway building.	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 held March 24, 2016. Issued building permit for Phase 2 Tenant Improvements on March 7, 2016. Planning Commission approved canopy and building signage on May 26, 2016. City Council voted to appeal Planning Commission approval on June 7, 2016; appeal hearing set for July 19, 2016. Public right-of-way modifications for valet parking tentatively scheduled for Planning Commission public hearing on August 25, 2016.	Geoffrey Sears Wareham Development (415) 457-4964

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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>
<b>OTHER</b>			
<b>LePort Schools</b> 1450 1452 63 <sup>rd</sup> Street UPDR14-004 Map No. 11	Conversion of former Every Dog Has Its Daycare buildings to private pre-K through first grade school.	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 foundation permits on June 26, 2015. Issued building permits on July 29, 2015. Issued Temporary Certificate of Occupancy on March 11, 2016.	Alan Limon LePort Educational Institute (949) 427-3970
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue UPDR12-001 Map No. 21	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 can be found <a href="#">here</a> . Demolition of existing buildings complete. Groundbreaking ceremony held October 16, 2014. Project is under construction. "Topping off" ceremony held September 29, 2015.	John Baker Project Manager (415) 710-8059
<b>Christie Avenue Properties</b> East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park Map No. 9	Redevelopment of three City-owned parcels south of Christie Avenue Park.	Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.	Chadrick Smalley Economic Development & Housing Manager (510) 596-4355



	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
<b>PERMITS ISSUED</b>													
Building Permits	35	23	21	27	20	15	21	16	21	29	19	20	267
Plumb., Elec., Mech.	42	40	52	43	36	35	45	29	47	37	30	33	469
Fire	4	21	17	13	13	12	15	23	7	13	3	12	153
<b>MON. TOTALS</b>	81	84	90	83	69	62	81	68	75	79	52	65	
<b>FISCAL YEARLY TOTAL</b>												889	
<b>VALUATION</b>													
Residential	\$6,275,371	\$13,230	\$336,700	\$255,601	\$128,198	\$71,395	\$145,936	\$71,409	\$46,500	\$624,283	\$230,908	\$63,246	\$8,262,777
Sub Permits	\$1,465,868	\$11,532,999	\$422,791	\$251,465	\$3,526,249	\$358,732	\$1,376,299	\$314,548	\$663,880	\$470,907	\$85,484	\$744,485	\$21,213,707
Commercial	\$12,121,527	\$6,946,573	\$5,631,866	\$41,369,416	\$3,946,035	\$1,687,459	\$10,235,895	\$1,900,589	\$4,358,962	\$3,833,428	\$21,331,746	\$8,501,554	\$121,865,050
<b>MON. TOTALS</b>	\$19,862,766	\$18,492,802	\$6,391,357	\$41,876,482	\$7,600,482	\$2,117,586	\$11,758,130	\$2,286,546	\$5,069,342	\$4,928,618	\$21,648,138	\$9,309,285	
<b>FISCAL YEARLY TOTAL</b>												\$151,341,534	
<b>FEES COLLECTED</b>													
General Plan	\$101,963.72	\$91,125.15	\$31,160.60	\$211,174.70	\$38,108.32	\$11,077.40	\$53,573.52	\$12,801.66	\$24,584.45	\$21,081.08	\$108,348.32	\$51,087.35	\$756,086.27
Building Standards Admin.	\$845.00	\$752.00	\$283.00	\$1,720.00	\$328.00	\$108.00	\$460.00	\$124.00	\$218.00	\$199.00	\$888.00	\$434.00	\$6,359.00
Technology Fee	\$20,392.96	\$18,324.04	\$6,133.13	\$42,234.94	\$0.00	\$101,247.82	\$10,721.89	\$2,560.33	\$4,916.89	\$4,216.22	\$21,669.66	\$10,192.02	\$242,609.90
Building Permit	\$156,766.45	\$61,082.27	\$48,507.32	\$403,654.41	\$32,968.26	\$14,417.86	\$96,831.04	\$16,806.50	\$39,668.58	\$33,766.53	\$210,950.76	\$84,106.56	\$1,199,526.54
Plan Review	\$84,930.96	\$250,415.52	\$56,417.07	\$147,125.17	\$741,501.27	\$40,953.03	\$83,229.09	\$38,272.97	\$106,305.20	\$38,726.88	\$71,602.43	\$68,291.53	\$1,727,771.12
Energy Review	\$91,084.11	\$90,821.81	\$10,598.91	\$27,005.94	\$142,799.34	\$4,862.79	\$13,350.12	\$3,751.48	\$18,153.48	\$5,607.66	\$12,874.62	\$11,067.00	\$431,977.26
Electrical Permit	\$6,723.00	\$8,828.08	\$10,679.71	\$80,460.51	\$46,431.27	\$3,559.50	\$20,165.18	\$3,883.99	\$9,375.60	\$8,038.28	\$42,759.69	\$16,707.98	\$257,612.79
Plumbing Permit	\$22,198.27	\$151,514.48	\$8,638.93	\$72,480.76	\$6,017.91	\$2,352.59	\$17,233.79	\$2,880.59	\$7,443.91	\$5,910.28	\$38,213.12	\$14,284.07	\$349,168.70
Mechanical Permit	\$4,558.24	\$143,183.64	\$7,772.61	\$67,625.49	\$5,595.60	\$2,900.90	\$14,561.63	\$2,624.90	\$6,678.52	\$5,281.27	\$35,632.34	\$12,762.98	\$309,178.12
S.M.I.P.	\$5,041.68	\$1,956.29	\$1,622.99	\$11,633.13	\$1,131.79	\$487.91	\$2,887.43	\$546.14	\$1,337.84	\$1,076.08	\$5,989.04	\$2,635.90	\$36,346.22
Microfiche	\$1,634.72	\$1,965.49	\$483.84	\$4,026.33	\$709.82	\$150.62	\$968.73	\$156.14	\$400.80	\$319.43	\$2,102.80	\$885.97	\$13,804.69
Fire Dept. Fees	\$20,036.77	\$24,855.52	\$21,534.84	\$148,359.92	\$19,106.89	\$10,161.89	\$40,495.96	\$15,650.70	\$12,914.32	\$3,987.00	\$76,467.00	\$18,802.37	\$412,373.18
Sewer Connection	\$2,490.00	\$15,687.00	\$5,727.00	\$13,446.00	\$2,739.00	\$3,237.00	\$52,788.00	\$9,213.00	\$2,241.00	\$996.00	\$1,245.00	\$8,466.00	\$118,275.00
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	\$5,113.83	\$108,644.50	\$993,173.55
School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,359.30	\$0.00	\$19,359.30
Art Public Places	\$0.00	\$31,506.62	\$0.00	\$0.00	\$11,797.47	\$0.00	\$14,910.51	\$8,194.08	\$0.00	\$0.00	\$0.00	\$0.00	\$66,408.68
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	\$2,824.26	\$60,191.40	\$405,912.40
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$356,253.10	\$4,518.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,621.10	\$79,663.00	\$446,055.40
Other : (PSL, AMMR)	\$19,291.74	\$5,542.00	\$5,050.00	\$2,909.00	\$6,198.00	\$2,770.00	\$4,860.00	\$3,115.00	\$4,623.00	\$4,599.00	\$2,017.00	\$14,099.27	\$75,074.01
<b>MON. TOTALS</b>	\$537,957.62	\$897,559.91	\$224,663.95	\$2,788,129.52	\$1,074,188.98	\$198,287.31	\$427,036.89	\$120,581.48	\$238,861.59	\$133,804.71	\$663,678.27	\$562,321.90	
<b>FISCAL YEARLY TOTAL</b>												\$7,867,072.13	
* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014													

	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	19	18	25	247
Plumb., Elec., Mech.	40	23	76	30	25	30	38	18	46	30	33	52	441
Fire	14	5	13	14	15	13	6	9	10	9	11	13	132
<b>MON. TOTALS</b>	75	40	128	63	54	62	66	46	76	58	62	90	
<b>FISCAL YEARLY TOTAL</b>												820	
<b>VALUATION</b>													
Residential	\$11,802,075	\$85,658	\$43,048,133	\$728,571	\$40,400	\$97,100	\$71,000	\$246,110	\$150,040	\$51,500	\$59,165	\$277,891	\$56,657,643
Sub Permits	\$3,357,341	\$317,340	\$792,303	\$626,247	\$173,401	\$218,773	\$67,435	\$550,372	\$1,123,537	\$305,640	\$250,212	\$313,280	\$8,095,881
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	\$3,729,525	\$1,199,831	\$26,087,563	\$109,305,225
<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	\$4,086,665	\$1,509,208	\$26,678,734	
<b>FISCAL YEARLY TOTAL</b>												\$174,058,749	
<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	\$18,768.14	\$12,503.44	-\$77,412.61	\$657,606.52
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00	\$84.00	\$248.00	\$325.00	\$226.00	\$37.00	\$290.00	\$178.00	\$124.00	-\$591.00	\$5,554.00
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	\$3,983.04	\$2,500.00	-\$1,548.22	\$131,608.64
Building Permit	\$121,964.68	\$37,576.22	\$787,330.42	\$8,632.39	\$42,736.13	\$60,501.66	\$41,915.21	\$8,768.01	\$41,494.79	\$32,873.80	\$19,534.82	-\$54,462.91	\$1,148,865.22
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	\$199,517.47	\$65,034.85	\$88,700.84	\$873,917.20
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	\$34,030.79	\$4,575.70	\$15,214.40	\$133,274.28
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	\$6,166.38	\$6,512.49	-\$10,434.80	\$224,200.15
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	\$4,820.47	\$3,507.28	-\$10,455.33	\$187,650.25
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	\$4,492.80	\$1,561.64	-\$9,328.18	\$198,081.92
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	\$1,054.78	\$648.91	-\$4,410.59	\$35,658.19
Microfiche	\$1,222.21	\$372.42	\$8,301.03	\$67.68	\$427.98	\$587.09	\$416.32	\$61.73	\$493.64	\$301.95	\$201.22	-\$1,202.35	\$11,250.92
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	\$3,519.12	\$4,757.34	\$75,325.70	\$440,869.40
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	\$1,494.00	\$3,735.00	\$134,166.00	\$472,645.00
Bay-Shell	\$0.00	\$0.00	\$446.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,867.08	\$4,313.57
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	\$5,213.55	\$118,706.07	\$222,712.70	\$671,768.57
School	\$0.00	\$0.00	\$457,626.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,406.08	\$505,032.99
Art Public Places	\$0.00	\$35,002.26	\$224,155.58	\$0.00	\$12,359.27	\$0.00	\$0.00	\$0.00	\$0.00	\$17,011.15	\$0.00	\$25,904.82	\$314,433.08
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$8,782.38	\$0.00	\$63,815.76	\$0.00	\$0.00	\$0.00	\$0.00	\$8,510.76	\$112,804.88	\$193,913.78
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$6,984.00	\$0.00	\$69,744.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,788.00	\$395,672.00	\$479,188.00
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	\$7,809.00	\$3,134.00	\$5,771.00	\$71,242.00
<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	\$341,234.44	\$262,335.52	\$943,765.21	
<b>FISCAL YEARLY TOTAL</b>												\$6,761,073.68	

\* 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												
				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
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$5,800,000	2-Jul-15	45%	0	18	23	25	22	8	33	55	61	31	41	33	350
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	75%	8	40	14	16	16	10	20	33	45	244	222	188	856
IKEA (Warehouse renovation and loading dock)	\$3,150,662	17-Aug-15	90%		0	0	11	25	16	5	6	4	6	8	7	88
LEPORT SCHOOL	\$2,898,000	29-Jul-15	98%	0	2	19	10	12	24	19	9	23	59	5	0	182
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	98%	2	1	0	3	3	1	0	0	1	0	0	0	11
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	97%	10	2	3	0	0	3	2	2	0	0	0	0	22
STANFORD HEALTH CARE, PHASE 1	\$35,000,000	16-Oct-15	45%				0	4	8	112	225	212	352	333	231	1,477
THE INTERSECTION RESIDENTIAL	\$20,760,000	22-Jan-16	65%	0	0	31	3	17	3	10	21	34	89	111	190	509
THE INTERSECTION COMMERCIAL	\$1,491,051	22-Jan-16	0%	0	0	0	0	0	0	2	0	2	4	2	1	11
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	95%	191	200	180	160	344	35	6	137	100	54	10	3	1,420
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	99%	23	10	5	0	0	0	0	0	1	0	0	0	39
																0
																0
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,166	1,150	974	1,078	542	1,282	561	1,223	2,034	2,574	2,128	1,266	15,978
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	6	16	7	7	12	2	8	7	6	9	14	10	104
				1,408	1,439	1,260	1,313	997	1,392	778	1,718	2,523	3,422	2,874	1,929	
<sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																21,053

**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	1	6	4	22
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	76%	13	31	29	25	3	15	5	4	0	0	2	7	134	
HYATT PLACE HOTEL	\$18,485,621	12-Jun-15	0%												2	2	
LEPORT SCHOOL	\$2,898,000	Pending	0%														
CITY STORAGE	\$5,718,304	22-Oct-13	100%	55	75	65	45	12	8	25						285	
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	100%	0	0	0	0	0	0	4						4	
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	96%	12	43	22	10	2	4	10	4	2	0	2	0	111	
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	95%	244	265	254	222	52	42	125	190	150	164	46	15	1,769	
THE INTERSECTION RESIDENTIAL	\$20,760,000	Pending	0%													0	
THE INTERSECTION COMMERCIAL	\$1,730,000	Pending	0%													0	
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	35%			8	23	2	44	55	67	113	144	187	177	820	
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	95%	266	288	265	210	61	55	133	228	166	140	104	40	1,956	
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	95%	40	38	35	15	2	8	2	0	4	0	0	1	145	
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,198	1,358	1,270	966	404	543	992	1,223	618	792	1,060	1,314	11,738	
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	8	6	5	7	5	14	8	4	22	13	13	15	120	
				1,844	2,104	1,953	1,523	543	733	1,359	1,720	1,078	1,254	1,420	1,575		
<sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																17,106	