DATE: April 1, 2022

TO: Christine Daniel, City Manager

FROM: Charles S. Bryant, Community Development Director

SUBJECT: PROGRESS REPORT – MARCH 2022

HIGHLIGHTS OF THE MONTH

• The City Council approved a letter of support for the San Pablo Avenue Multimodal Project, which will involve removal of all parking and the installation of bike and bus-only lanes on San Pablo Avenue from downtown Oakland to Russell Street in Berkeley.

• The Council adopted the first reading of the Right to Recall Ordinance, which requires hotel and cardroom businesses to rehire employees laid off during the COVID-19 pandemic in order of seniority.

• The Planning Commission held study sessions on a 68-unit intergenerational housing project at 4300 San Pablo Avenue; EmeryStation Overland, a 300,000 square foot research and development building at 62nd Street and Overland Avenue; and the Bay Center Life Science Project, a 210,000 square foot research and development building at 6475 Christie Avenue.

• A Virtual Community Workshop was held on the Active Transportation Plan on March 30.

• On March 8, 2022, a Temporary Certificate of Occupancy was issued for the five-unit townhouse project at 1276 Ocean Avenue that was approved by the Planning Commission on August 27, 2009, finally bringing this troubled project almost to the “finish line” after over 12 years.

• Six major tenant improvement projects with a combined total valuation of about $25 million had building permits submitted, approved, issued, or certificate of occupancy granted in March.

• In March, the paid parking program had its first solvent month since full operational in 2021, with revenues meeting average expenses.

• The Insurance Services Office (ISO) issued its 2022 rating of the Building Division under the Building Code Effectiveness Grading Schedule (BCEGS), awarding Emeryville a grade of “Class 2” on a scale from 1 to 10 (where “Class 1” is the best) in both residential and commercial construction. This makes us equal to or better than 99% of building departments in California and the nation.
MEETINGS AND CONTACTS

Below are listed substantive meetings and other contacts that staff has had during the month of March with private individuals and organizations from outside the City of Emeryville. (To jump to the full write-up, click on the title of any item below; to return, press Alt + ←)

**Building Division Pre-Submittal Meetings.** In conformance with COVID-19 precautions, the Building Division held several pre-submittal teleconference meetings with building permit applicants, as listed below in the Building Division section.

**Business Outreach.** Economic Development and Housing staff corresponded with several businesses regarding assistance requests, available properties, and potential projects.

**BioMed Emeryville Center of Innovation.** Staff met with the applicant on March 22 to discuss the traffic diverter being designed for Horton Street between Stanford Avenue and 53rd Street.

**58Fifty Shellmound Life Science Tower.** Staff met with the applicant on March 24 to review their revised proposal, which now includes six ground-floor residential townhouse units.

**Sherwin Williams.** Staff met with the Sherwin Williams team on March 31 and discussed items needed for Temporary Certificates of Occupancy for Buildings B1 and B2.
CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The March City Council meetings were held as Zoom webinars. The public was able to view the meetings and make comments verbally or via our on-line speaker card.

March 1, 2022

Economic Development Advisory Committee Annual Report. The Economic Development Advisory Committee (EDAC) provided its annual report to the City Council on accomplishments for calendar year 2021 and priorities for calendar year 2022. The EDAC’s priorities for 2022 include development and implementation of a marketing plan for the City, and development of a business incentive “Solutions Grant” program to assist with the productive reuse of commercial buildings by desirable businesses.

Cabaret Licenses. The Council approved an annual cabaret license for Rudy’s Can’t Fail Cafe.

Visual Arts Grant Pilot Program. The Council approved a pilot program for Visual Arts Grants, which provides $50,000 from the City’s Art in Public Places Program to augment the Community Grants Program to fund visual arts installations. The program is accepting applications for grant funds (up to $10,000 per application) through May 1, 2022, to be funded in fiscal year 2022-23.

Community Grants. The Council approved the annual Community Grants awards for fiscal year 2021-2022 with a total of $73,497 awarded to 10 organizations.

New City Attorney. The Council approved a contract with the new City Attorney, John Kennedy, who started work the next day, March 2. John is a seasoned municipal attorney, having served 26 years with the City Attorney’s Office in the City and County of San Francisco, where he was most recently assigned to the San Francisco Municipal Transportation Agency. Special Counsel Christie Crowl will continue to serve the Community Development Department and Planning Commission for the foreseeable future.

March 15, 2022

Public Art Committee Annual Report. The Public Art Committee (PAC) provided its annual report to the City Council on accomplishments for calendar year 2021 and priorities for calendar year 2022. The PAC’s priorities for 2022 include the commissioning of a mural proposed by artist Guillaume Ollivier, a commission by artist Ned Kahn, a mural at the Joseph Emery Skate Park, and the Visual Arts Grant pilot program (discussed above).

Housing Committee Annual Report. The Housing Committee provided its annual report to the City Council on accomplishments for calendar year 2021 and priorities for calendar year 2022. The Housing Committee’s priorities for 2022 include review of the Cycle 6 Housing Element and providing input on the programs within the Housing Bond Administration and Expenditure Plan, including the First Time Homebuyer Assistance Program, Development Opportunities Program, and Rental Rehabilitation Program.
General Plan and Housing Element Annual Report. The Council approved the 2021 General Plan Annual Progress Report, including the Housing Element, and authorized its submittal to the Governor’s Office of Planning and Research and to the California Department of Housing and Community Development, which occurred prior to the April 1 deadline.

Bayview Apartments Noise Waiver. The Council considered a noise waiver request for work on three Saturdays at the Bayview Apartments, currently under construction at 6701 Shellmound Street. After hearing public comments concerning previous Noise Ordinance violations at the site, the Council denied the request, on a 4-1 vote, with Mayor Bauters dissenting.

San Pablo Avenue Multimodal Improvements. The Council approved a letter of support for the San Pablo Avenue Multimodal Project currently proposed by the Alameda County Transportation Commission, which will involve removal of all parking on San Pablo Avenue and the installation of bike and bus-only lanes from downtown Oakland to Russell Street in Berkeley.

Right to Recall Ordinance. The City Council adopted the first reading of the Right to Recall Ordinance, which requires hotel and cardroom businesses to rehire employees laid off during the COVID-19 pandemic in order of seniority prior to hiring new employees, provided the laid off employees held, or can be trained to hold, the positions being hired.

PLANNING COMMISSION

The Planning Commission considered the following items at its March 24 meeting, which was held as a Zoom webinar. The public was able to view the meeting and make comments verbally or via our on-line speaker card.

Bayview Master Sign Program. The Commission unanimously approved a Master Sign Program for the Bayview Apartments, currently under construction at 6701 Shellmound Street.

Nora Davis Transit Center Sign. The Commission unanimously approved a Major Sign Permit for an entry gateway sign at the east entrance to the Emeryville Amtrak Station at 5885 Horton Street.

4300 San Pablo Intergenerational Affordable Housing. The Commission held a study session to review a proposal for redevelopment of a 0.47 acre site at 4300 San Pablo Avenue with a 5-story, 68-unit, 100% affordable intergenerational housing project for seniors and transitional age youth, with ground floor amenity and community space. The applicant proposes that the project be processed under SB 35, which mandates ministerial approval (i.e., staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. Commissioners expressed enthusiasm for the intergenerational housing concept and encouraged the applicant to incorporate sustainable design and materials, including all-electric and Bay Friendly landscaping. Commissioners also appreciated the proposed laminated wood on the ground floor as well as the perforated steel over the balconies, and encouraged the applicant get feedback from the community, including seniors and transitional age youth, as to what they would like to see in the amenity space. Commission suggestions for the amenity space included job training and assistance, and educational opportunities for both youth and seniors, such as computer classes. Commissioners also suggested that the applicant provide cargo bicycle parking spaces.
**EmeryStation Overland.** The Commission held a second study session to review a proposal to construct a new 300,000 square foot Research and Development building and a six level parking structure accommodating 496 parking spaces on an approximately 113,325 square foot site on the block bounded by Overland Avenue and 62nd, 63rd, and Hollis Streets. The proposal includes preservation of the existing Hollis Street Building that accommodates Ruby’s Café and 41 live-work units, and demolition of all structures on the western portion of the site. Overall, the Commission liked the project and appreciated the inclusion of a mid-block path for bicyclists and pedestrians. One Commissioner commented that the width of the proposed “Art Walk” was too narrow. Concern was expressed regarding the amount of parking proposed, and that the proposal was too close to Overland Avenue between 62nd and 63rd Streets. A Commissioner stated that the park space that would be created on Overland Avenue would not be utilized. There was also a concern expressed regarding the proposed vertical curbs along the bike lanes, and the ability to keep the bike lanes clear of debris. The Commission was satisfied with the project obtaining a portion of the bonus points by providing additional public open space.

**Bay Center Life Science Project.** The Commission held a study session to review a proposal to construct a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space, and a new 505-space parking garage at 6475 Christie Avenue. Steven Keller, speaking as a concerned citizen, stated that the parking garage should be screened on all four sides, 65th Street should be used as the main entry/exit, all surface parking should be removed, and consideration should be given to allotting the southeast corner of the life science building to community space, a makers’ space, and/or a retail space for a dog-grooming or bicycle self-repair type of businesses. The Commission generally liked the design of the main building, but was critical of the parking garage, stating that all four sides of the building needed to be better articulated. One Commissioner noted that green screens generally do not function well, citing examples from neighboring cities. The Commission agreed that there should be no driveways on Lacoste Street and indicated that 65th Street should be the main entry/exit with 64th Street as a secondary entry/exit. The Commission was also unanimous in its suggestion of removing all surface parking spaces. Other comments included providing additional public open space as a way of obtaining bonus points, a need to provide some mix of uses at the ground level and to provide some community space, ensuring that all glass is bird friendly, and a suggestion of using public art as a way of providing visually attractive facades.

**AC TRANSIT INTERAGENCY LIAISON COMMITTEE**

This committee, which is composed of Emeryville City Council members and AC Transit Board members, met on March 9 via Zoom. The status of AC Transit properties, methodology for service priorities, the Powell I-80 Transit Improvement Project, and battery electric bus chargers at the Emeryville bus yard were discussed. Updates were given on AC Transit’s transit and bicycle protocols, Emeryville’s 40th Street transit-only lanes and multimodal enhancements, and AC Transit’s San Pablo Avenue Rapid Corridor Project.

**BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE**

The BPAC reviewed the proposed EmeryStation Overland project at its regular meeting on March 7. The Committee expressed concern regarding the need for bicyclists to dismount when they reach the southern end of the bicycle-pedestrian path, as it does not align with Horton
Street. One member stated that the mid-block path, therefore, could not be described as a bicycle path. The Committee liked the idea of the “Art Walk” but commented that it was narrow and that it should be well lit. A concern that the “Art Walk” would be closed off to the public in the future by the applicant was expressed. The Committee also expressed concern that the design of the garage precluded future conversion to different land uses should the need for parking decline over the lifespan of the garage building.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

The EDAC held its regular meeting on March 16. Agenda topics included an update on the Right to Recall Ordinance (discussed above), default service level proposal for East Bay Community Energy, an overview of the recently-launched Otocast public art smartphone guided tour, and an overview of the economic development budget.

**PUBLIC ART COMMITTEE**

The PAC met on March 10, and decided not to review the staff-completed application materials for the Community Grants for Visual Arts pilot program, to be released on March 15. The committee also voted unanimously to recommend that a public location for a mural by Guillaume Ollivier not be considered, and to further consider a private site for the mural at the April PAC meeting.

**DEVELOPMENT COORDINATING COMMITTEE**

The DCC met by Zoom teleconference on March 16 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works, Police, Fire, and Community Services departments; City Attorney’s Office; and the City Manager discussing the following project:

*EmeryStation Overland.* The Committee reviewed the proposal for a second time; there was discussion on the draft Fehr and Peers transportation report, and the need for them to clarify their recommendations. Economic Development and Housing staff also noted the need for conditions of approval to clarify maintenance and accessibility of public art pieces.

**PLANNING DIVISION**

**CURRENT PLANNING PROJECTS**

*Major Projects Chart, Table, and Map.* 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 locations of the projects. New this month: columns have been added to the right side of the bar chart listing housing units for each project, including affordable units, market rate units, total units, units removed, and net new units, with citywide totals at the bottom of the chart. Those projects that had significant staff activity in March are discussed below.

*Marketplace Parcels A, B, and F Redesign.* On April 9, 2021, an application was submitted for a new Final Development Plan to construct 415,000 square feet of life science and office space, 6,000 square feet of retail space, and an 840-space parking structure on Parcels A and B, and 18
affordable housing units on Parcel F, of the Marketplace Redevelopment Project along Shellmound Street between Shellmound Way and 63rd Street. On November 2, the City Council held a study session on the proposal and directed staff to negotiate a monetary contribution to the City’s affordable housing fund in lieu of constructing affordable residential units in the project. A City Council study session is scheduled for April 19, to be followed by a Planning Commission study session on April 28.

**EmeryStation Overland.** On March 1, 2021 an application was filed for a new 300,000 square foot research and development building and a six-level parking structure accommodating 496 parking spaces on an approximately 113,325 square foot site on the western portion of the block bounded by 62nd and 63rd Streets and Overland Avenue. The applicant has proposed obtaining development bonus points via the “Flexible Community Benefit” by converting a portion of the existing 41 live-work units in the adjacent Hollis Street Building to Below Market Rate (BMR) units. At a study session on November 16, the City Council expressed a willingness to include the applicant’s Flexible Community Benefit proposal in the project. Therefore, the entire project will require City Council approval. During the study session, the Council expressed a desire for pedestrian and bicycle circulation improvements in the vicinity of the site to justify findings for parking above the maximum amount allowed. Staff met with the applicant on December 16 and January 19 to discuss these pedestrian and bicycle circulation improvements, and the applicant’s proposal was submitted on February 2. As noted above, the project was reviewed by the Bicycle/Pedestrian Advisory Committee on March 7, and a Planning Commission study session was held on March 24. A City Council discussion is scheduled for April 5, and public hearings are scheduled for April 28 at the Planning Commission and May 17 at the City Council.

**Bay Street Grocery Store.** As previously reported, on February 24, the Planning Commission approved a Final Development Plan (FDP) for a 48,500 square foot grocery store on Bay Street “Parcel B”, involving demolition and replacement of the existing retail/restaurant building that houses EQ3 furniture and other small retail stores, and that formerly housed Old Navy and Elephant Bar. The approval includes a relocated plaza and removal of the proposed northern rooftop parking access ramp. On March 9 and 24, staff of the Planning and Building divisions met internally to clarify electric vehicle charging requirements for the project. A demolition permit application for the existing building was submitted on March 25.

**58Fifty Shellmound Life Science Tower.** On May 10, 2021, a preapplication was submitted for a 14-story, 265-foot high building accommodating 388,090 square feet of life science use (“Research and Development”) with approximately 10,000 square feet of ground floor retail/amenity space. The Mixed Use with Residential (MUR) zoning of the site requires a mix of uses, one of which must be residential, unless the applicant can convincingly demonstrate to the Planning Commission that a mix of uses is infeasible. The applicant contends that a residential use is infeasible on this site, and they have now withdrawn their previous application for an 8-story mixed use building with 244 residential units. A Planning Commission study session on the proposed life sciences tower was held on August 26 at which the Commission generally supported the project, while expressing skepticism that a residential use was not feasible. A community meeting on the project was held on October 21, and the project was reviewed by the BPAC on November 1. The applicant submitted an analysis of why
residential use was not feasible on December 7. Staff hired a consultant to peer review the submittal, and the City’s consultant concurred in the applicant’s conclusions. The project also requires a General Plan Amendment because the General Plan proposes that Shellmound Way be relocated, and the applicant does not propose to do so. A Planning Commission study session was held on February 24, at which the Commission indicated that they understood the conclusions of the applicant’s and City’s consultants’ analyses, that a large residential development is not financially feasible on this site at this time, but stated that at least some amount of housing should still be considered as part of the proposal. The applicant was requested to develop two options for future Commission consideration, one with residential units on the ground floor, and the other with community amenity space, along with an analysis of the feasibility of each. Following the study session, staff met with the applicant to debrief on February 28. At the applicant’s request, a City Council study session that had been scheduled for March 15 has been postponed, and a follow-up study session with the Planning Commission has now been scheduled for April 28. Staff met again with the applicant on March 24 to review their revised proposal, which now includes six ground-floor residential townhouse units.

**5801 Christie Avenue Site.** A preapplication to redevelop this 3.76-acre site near the corner of Christie Avenue and Powell Street was submitted on December 20 by the Oxford Group and CCRP. The proposal involves demolition of all existing buildings on the site including the Wells Fargo building and construction of three new buildings: a 12-story, 123-foot tall residential tower accommodating 98 units; a 13-story, 230-foot tall office tower that will accommodate 463,600 square feet Research and Development and office uses; a 9-level, 102-foot tall parking structure with 748 spaces; and a half-acre public park. As previously reported, a Planning Commission study session was held on January 27. The applicant is working on a redesign based on the Commission’s comments.

**4300 San Pablo Affordable Housing.** An SB35 pre-application for a 68-unit intergenerational 100% affordable rental housing project was submitted on February 8. As noted above, the Planning Commission provided feedback at a study session on March 24.

**BioMed Emeryville Center of Innovation.** Staff met internally on March 9 and 23, and with the applicant on March 22, to discuss the traffic diverter being designed for Horton Street between Stanford Avenue and 53rd Street as part of the BioMed Emeryville Center of Innovation project.

**“Bayview” Master Sign Program, 6701 Shellmound Street.** An application for a Master Sign Program for the Bayview Emeryville Apartment Building was submitted on December 3 and resubmitted on February 2; as noted above, it was unanimously approved by the Planning Commission on March 24.

**“Nora Davis Emeryville Transit Center” Sign, 5885 Horton Street.** A Major Sign Permit application to install an entry gateway sign at the east entrance to the Amtrak station was submitted on January 6; as noted above, it was unanimously approved by the Planning Commission on March 24.
Trader Vic’s Housing. As previously reported, on November 9, 2020, Planning staff met with the ownership of the Trader Vic’s property at 9 Anchor Drive on-site to discuss a potential residential project. On November 30, 2021, staff met with the design team via Zoom to discuss various development options. On January 11, staff met with the developer’s attorney to discuss potential San Francisco Bay Conservation and Development Commission (BCDC) jurisdiction over the project. On February 10, staff participated in a video call with the applicant team and staff from BCDC to determine whether BCDC would have jurisdiction over the project. The BCDC staff indicated that they would do research to see if their organization would have jurisdiction. Staff had previously been informed that the developer intended to file an application by the end of February, with the aim of having a Planning Commission study session on April 28; however, no application has yet been filed, and no study session is currently scheduled.

Baker Metal Live/Work. On August 27, 2009, the Planning Commission approved a single Conditional Use Permit and Design Review permit for the reuse of the existing Baker Metal Building at 1265 65th Street for 17 residential and live/work units and a 672 square foot cafe/community room, and for the construction of five new townhomes on an adjacent vacant lot at 1276 Ocean Avenue. Now that construction of the townhomes is almost complete, the applicant is preparing to initiate construction of the Baker Metal building renovations. This is complicated by the fact that the eastern wall of the building sits on the property line, and a 24-unit apartment building on the adjacent property at 1225 65th Street, also on the property line, was approved by the Planning Commission on December 9. On September 1, 2021, a building permit was issued for exploratory grading work related to the eastern wall of the building. On December 2, 2021, a building permit application was submitted for a foundation and 30-foot high wall on the eastern property line.

5876 Doyle Street. A Conditional Use Permit and Design Review application to add square footage and convert an existing residential building into a Group Residential facility with 12 rooms was submitted on October 19, 2020. A letter of incomplete was issued on November 17, 2020, and a second letter of incomplete was issued on December 24, 2020 in response to additional information provided by the applicant. A Planning Commission study session has been deferred until the required information is submitted.

Sherwin Williams. Staff met with the Sherwin Williams team on March 31 and discussed items needed for Temporary Certificates of Occupancy for Buildings B1 and B2. Several items were discussed, included issues related to the proposed shuttle service to West Oakland. A walk-through of Building B1 was scheduled for April 8. On March 29, City staff met with Steelwave’s project engineers to discuss Building 1-31’s potential modifications for an expanded fire pump room.

Tree Removal, 5980 Horton Street. A Tree Removal Permit application to remove one street tree at 5980 Horton Street to accommodate a proposed loading area on 59th Street was submitted on March 28. The Tree Removal Permit is scheduled for Planning Commission consideration on July 28.
ADMINISTRATIVE CASES AND ACTIVITIES

Conditional Use Permits

Ohana Cannabis Distribution and Delivery, 5749 Horton Street. An application for a Minor Conditional Use Permit to establish a cannabis manufacturing and distribution business at 5749 Horton Street was submitted on October 15 (pending).

Parking Lot Gate and Paid Parking Use, 1475 Powell Street. A Minor Conditional Use Permit and Design Review application to add gates to an existing parking lot and to provide off-hours paid parking to the public was submitted on March 4, 2020 (incomplete).

Design Review

Chick-fil-A, 1555 40th Street. A Minor Design Review permit for tenant improvements for Chick-fil-A in the building formerly occupied by Panera Bread was approved on March 8.

Nike Storefront Improvements, 5636 Bay Street. A Minor Design Review application for exterior storefront improvements for Nike was submitted on March 22 (incomplete).

Rooftop Mechanical Equipment, 6400 Hollis Street. A Minor Design Review application for the installation of rooftop equipment was submitted on March 18 (incomplete).

Residential Renovation, 1061 47th Street. A Minor Design Review application to replace siding and add windows to an existing fire-damaged residence was submitted on February 17 (incomplete).

Bay Center Offices Frontage Improvements, 6455 Christie Avenue. A Minor Design Review application to redesign the frontage facing Christie Avenue by refacing existing walkways, rehabilitating landscaped areas, and adding pole lights was submitted on December 6 (incomplete).

Short Term Rentals

Short Term Rental, 1260 63rd Street. A Short-Term Rental application was submitted on April 1, 2019 (incomplete).

Sidewalk Cafes

Townhouse Parklet, 5826 Doyle Street. A Sidewalk Café permit application for a parklet for the Townhouse Restaurant was submitted on June 10, 2021 (pending).

Signs

Claire’s 5637 Bay Street. A Minor Sign Permit for wall, blade, and projecting signs was approved on March 28.

Urban Outfitters, 5656 Bay Street. A Minor Sign Permit for two tenant signs for Urban Outfitters was approved on March 15.

Home Depot, 3838 Hollis Street. A Minor Sign Permit to replace the tenant wall sign and tenant tower sign for Home Depot was approved on March 11.
IKEA, 4400 Shellmound Street. A Minor Sign Permit application to reface six signs for IKEA was submitted on March 21 (pending).

Removery, 3839 Emery Street. A Minor Sign Permit application for a tenant wall sign for the Removery tattoo removal business was submitted on March 10 (pending).

Foreign Family, 5633 Bay Street. A Minor Sign Permit application for one tenant wall sign was submitted on February 22 (incomplete).

Sugar Rush Posh, 5619 Bay Street. A Minor Sign Permit application for a non-illuminated tenant wall sign was submitted on December 15 (pending).

H&M Men, 5618 Bay Street. A Minor Sign Permit application for an illuminated wall sign for H&M Men was resubmitted on October 22 (incomplete).

Subdivisions

Bay Center Resubdivision, 6475 Christie Avenue. An application for a Parcel Map to resubdivide a commercial property from three parcels to four parcels was submitted on March 16 (pending).

Nellie Hannon Gateway Lot Merger, 3600 San Pablo Avenue. An application for a parcel merger for a 90-unit affordable housing project was submitted on February 16 (pending).

6363 Christie Avenue, Unit 1101. An application to separate Pacific Park Plaza condominium units 1101 and 1103, which had previously been combined into one parcel, was submitted on December 16 (pending).

Lot Merger, 1411 Powell Street. An application for a Parcel Map to merge two parcels for Honor Bar and Cocktails was submitted on July 7, 2021 (pending).

Lot Merger, 1001 42nd Street. An application for a Parcel Map to merge multiple parcels on a site located in both Emeryville and Oakland was submitted on February 14, 2020 (pending).

Temporary Use Permit

Backyard Butchers, 5701 Bay Street. A Temporary Use Permit for an ongoing marketing event for Backyard Butchers was approved on March 24.

Zoning Compliance Review

Accessory Dwelling Unit, 1055 47th Street. A Zoning Compliance Review to convert a ground level to an Accessory Dwelling Unit was submitted on March 28 (pending).

ADVANCED PLANNING PROJECTS

Objective Development Standards. Planning Commission and City Council study sessions were held on April 22, 2021 and May 18, 2021, respectively, and a second Planning Commission study session was held on June 17. Since the June 17 Planning Commission meeting, staff and project consultants have been working to develop draft objective standards based on the feedback provided by the community, Planning Commission, and City Council. Staff met internally six times in March, and with the consultants on March 8, to discuss proposed changes to the Planning Regulations and Design Guidelines.
**Active Transportation Plan.** During March, staff and the project consultant, Alta, continued to gather data, review documents, and review public feedback in order to produce draft documents for the ATP. Alta also continued producing draft segments of the ATP for staff review. The [emeryvillemoves.org](http://emeryvillemoves.org) website went live in May 2021, and the survey and interactive map are still open, with participation rates that continue to be higher than were anticipated. Staff met with the consultants on March 9 to review the proposed network recommendations, and on March 15 to review policies. A virtual community meeting was held via Zoom on March 30.

**2023-2031 Housing Element.** During March, staff and the project consult, PlaceWorks, continued to meet to review data needs. Staff also met internally on March 24 and 31 to discuss Emeryville’s application to the California Department of Housing and Community Development for a “Pro Housing” designation. Further information on the Housing Element, including copies of all of the presentations, as well as the Housing Needs and Objectives Survey and the Strategies to Affirmatively Further Fair Housing Survey, are available at the [2023-2031 Housing Element website](http://2023-2031housingelement.com).

### BUILDING DIVISION

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

The attached tables summarize the ninth month of fiscal year 2021-2022 for building permit and inspection activity. Following is a summary of the Building Division’s permit, inspection, and plan check activity and public contacts in March:

- **Permits Issued:** 90
- **Total Valuation:** About $8.2 million
- **Fees Collected:** About $315,000
- **Permit Plan Review Extensions:** 3
- **Permit Expiration Renewals:** 2
- **Inspections:** 434
  - Major projects: 150 (35%)
  - Other: 284 (65%)
- **Fast Track Plan Check:**
  - Same day: 7 applications
  - Within 2 weeks: 14 applications
  - Expedited requests: 4 (plan review comments or permit approval within 3-5 days)
- **Public Contacts and Inquiries:**
  - Counter contacts: 99 appointments for permit, plan pick-ups and public document reviews.
  - Telephone inquiries: 135
  - Emails: This form of correspondence will continue to be the Building Division’s primary form of communication with the public now that the Shelter in Place Order has ended. There was an immeasurable number of emails for the Building Division counter staff during the month of March.
Major Projects Under Construction

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

- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses. Third floors were added to Units 3 and 4 without benefit of permits. The 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. Revised plans for work without permits were submitted in December 2015 and were approved on August 22, 2017 following seven rounds of plan check; on April 23, 2018, the property owner/applicant paid the additional permit fees and picked up the approved revisions. The applicant requested certificate of occupancy; however, an internal meeting on June 12, 2018 determined that there were many outstanding issues that must be addressed before CO could be issued, including removal of the third floor and upper stairs in Unit 3, recording of “no build” and emergency vehicle access easements on Peabody Lane, the planting of trees along the eastern property line, and any other issues identified in the building permit plans or conditions of approval. The applicant renewed the expired permit in May 2019 and requested meter releases for all the units. This request was denied by the Chief Building Official due to continued non-compliance with conditions of approval and final inspections. A critical path was discussed with the applicant in order to reestablish common knowledge for compliance. The “no build” and emergency vehicle access easement on Peabody Lane was signed by the City Manager on February 11, 2020 and recorded by the applicant on March 4, 2020. The owner has secured the services of Mr. Cullen Burda from Integrated Structure, the original contractor for the project, to manage the remaining inspection and communication with the City. Planning staff signed off the temporary certificate of occupancy in July 2020, and gas and electrical utility meter releases were granted by the Chief Building Official in August 2020, with final inspections pending for occupancy and verification of full compliance with the conditions of approval. The applicant requested a final inspection in March 2021; however, the inspection results identified numerous correction items for the five units, including lack of water services for testing of the fire suppression systems. In November 2021 a discussion occurred between the Chief Building Official and the owner to determine the outstanding compliance issues and to reestablish a clear path in order to obtain a Certificate of Occupancy. EBMUD finally delivered water service to the address in November. The applicant then proceeded to request final sprinkler testing inspections and finalized compliance measures with Planning and Public Works. City Inspections performed in December resulted in a final checklist for the applicant. This includes exiting signage, fire extinguishers placement, Planning and Public Works signoffs; payment of development impact fees, Private Sewer Lateral certificate and Post Waste Management Plan approvals. All inspections are now completed; conditions of approval compliance have been verified with the exception of frontage improvements along the Ocean Avenue public right-of-way. The applicant was to notify Public Works when anticipated work is completed. In March, all City approvals were received, which resulted in issuance of a Temporary Certificate of Occupancy by the Chief Building Official on March 8, 2022; a final Certificate of Occupancy is pending.

- **Sherwin Williams Project** – 1450 Sherwin Avenue; four new buildings with 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space, associated open space, and new City Park. Building B-1 is close to completion with final inspections
anticipated for April 2022; Building B-2 is also close to completion with final inspections anticipated for May 2022; Buildings C and Building D have concluded all framing inspections. Building insulation and sheet rock construction underway. With framing inspections now completed, sheet rock of the buildings is underway; the contractor claims this development is ahead of construction schedule. Building inspections continue Monday through Friday accounting for 4 - 6 hours of daily inspections. Temporary certificate of occupancy final inspections continue for Buildings B1 and B2.

• **Sherwin Williams Existing Building 1-31** – 4383 Horton Street (new address); adaptive reuse alterations for office and laboratory warm shell tenant improvements. Permit issued October 26, 2021, with construction underway. A pre-construction meeting was held with the commercial developer, Steelwave, and Building Division staff to overview the project, scope of work and expectations. This project is not part of the adjacent Sherwin Williams residential development, with an entirely different contractor, architect and engineer team. With interior demolition work nearly completed, construction is underway along with required inspections, including special inspections, for the extensive seismic upgrading of the building. Under slab plumbing is complete; grade beam construction for foundation and seismic upgrade construction continue.

• **Bayview Apartments ("Nady Site")** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units. The property owner has negotiated the sale of the property to AMCAL. AMCAL has completed demolition of all buildings on the site, as a result of which the planning permits are now considered vested. Pre-submittal meetings for building permit applications were held in April 2020. Permits for demolition of the existing foundation slab and temporary shoring have been finaled. Demolition, rough grading, and temporary construction fence permits were issued in March 2021. A building permit application for the superstructure was submitted on July 9, 2020, and the permit was issued on May 28, 2021. A pre-construction meeting was held in June with the developer, AMCAL owner’s representation, Building, and Alameda County Fire Department (ACFD) staff to review the overall project, schedules, Building Division administration expectations, and Conditions of Approval. The building foundation is now complete; interior column placements are complete, with the garage level podium complete. When the wood framing phase of construction began in December, a meeting was held with the developer, Building Division staff, and ACFD staff to review the Standards for Construction Site Fire Safety policy, which requires several measures of fire protection to be in place and active during the wood phase of construction. Framing construction continues including various 3-hour fire walls, which require specific construction methods and application to ensure effectiveness and inspection access. The Chief Building Official had discussions with the developer and electrical contractors concerning protection requirements of sensitive construction materials during inclement weather conditions without the benefit of the building envelope in place. Framing of fifth floor construction continues with wood shear wall installation and inspections. Interior and structural framing continue.

• **Emeryville Center of Innovation** – Vicinity of 53rd and Hollis Streets; build-out of former Novartis portion of Chiron Life Sciences Center Planned Unit Development, consisting of four new lab buildings totaling approximately 911,800 square feet and a parking structure with approximately 1,991 spaces. Planning Commission approved February 25, 2021. Permit
applications were submitted on October 21, 2021 to demolish the existing surface parking lots, and for rough grading for future Buildings 2 and 14. Demolition and rough grading permit for Building 14 issued on February 16, 2022; demolition and rough grading permit for Building 2 issued on March 10, 2022. Three building permit applications were received on November 23, 2021 to demolish the existing buildings 7A and G-T, and for rough grading for future lab Buildings 8A and 8B; permits were approved on March 8, 2022. Foundation-only building permit application for garage Building 14 was received on November 24, 2021, and was approved on March 1, 2022. Superstructure permit application for Building 14 was received on March 1, 2022 and is under review. Building 2 foundation-only permit for office and lab building was submitted on December 6, 2021, and was approved on March 2, 2022. Superstructure permit application for Building 2 was received on March 18, 2022 and is under review. Meetings are ongoing with Building and Fire staff regarding infrastructure and structural design. The Public Works and Finance Departments, and the Building Division met to discuss establishing a cost recovery process and schedule. The Development Agreement with former Chiron was effective on September 14, 1995, and remains applicable until 2025, which allows the BioMed Realty building permits fees to be subject to “cost recovery” and not charged at our normal rates, which are based on construction valuation. Building staff met with the Bio Med development team to review the billing, cost recovery process. Building permits that were approved or issued in March include demolition of Buildings 7A and G-T; demolition and grading of Buildings 2 and 14; and foundation-only and under-foundation utilities for Buildings 2 and 14. Superstructure permits for Buildings 2 and 14 are under review. Construction is underway for Buildings 2 and 14.

Anticipated Major Development Projects
The Building Division anticipates the following new development projects in fiscal years 2021-2022 and 2022-2023:

- **Nellie Hannon Gateway** – Redevelopment of a 0.375 acre site with a 7-story, 90-unit, 100% affordable housing project with a minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens’ Assistance Program (ECAP). Building permit application submitted on November 15 and currently under review. Applications for a building permit for ECAP tenant improvements, and a demolition permit for former Doug’s BBQ existing building, were submitted in February.

- **Four-Unit Replacement, 1271 64th Street** – Demolition of four existing residential units and construction of four new units. This project was previously approved by the Planning Commission as an addition of a third floor to an existing four unit residential building, increasing the size of two units from 2-bedroom to 3-bedroom. During construction, it was discovered that the existing building had been entirely demolished, which requires City Council approval, upon the recommendation of the Planning Commission. A Notice of Violation (NOV) was issued, and an application for Planning Commission and City Council approval was submitted. The project was recommended for approval by the Planning Commission on October 28 and approved by the City Council on December 21. The Council’s approval included conditions that the City Engineer verify the height of the building prior to issuance of a Certificate of Occupancy, and that the applicant pay five times the cost of permit
fees due to construction work without permits. Applications for a demolition permit for the former residential building, and for construction of the new four-unit building, were submitted on March 3.

- **Two-Unit Replacement, 1270 64th Street** – Demolition of two existing vacant uninhabitable residential structures and construction of two new units. This is a former code enforcement case. The project was recommended for approval by the Planning Commission on October 28 and approved by the City Council on December 21. Applications for demolition permits for the existing structures were submitted on March 7.

- **Bay Street Grocery Store** – 5615 Bay Street; new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B. A demolition permit application for Bay Street Building B was submitted on March 25.

**Major Tenant Improvements**

The following major tenant improvements had building permits submitted, approved, issued, or finaled, or received certificate of occupancy, in March:

- **4D Molecular Therapeutics** – 5858 Horton Street, #455; tenant improvements; valuation $10.1 million; temporary certificate of occupancy granted on March 25.
- **AC Transit** – 1147 47th St; reroof of maintenance building; valuation $1.4 million; building permit issued on March 30.
- **Flatstick Pub** – 5690 Bay Street; tenant improvements for conversion of retail to restaurant/pub; valuation $1.8 million; building permit issued on March 21.
- **Atrium Building** – 1650 65th Street; tenant improvements for speculative offices and labs; valuation $8.1 million; building permit application approved on March 22.
- **Hollis Labs** – 6200 Hollis Street; core and shell renovations including mechanical, electrical, and plumbing equipment; valuation $2.4 million; building permit application approved on March 9.
- **Nike** – 5636 Bay Street; retail tenant improvements; valuation $1.1 million; building permit application received on March 25.

**Pre-Submittal Meetings**

The Building Division held virtual pre-submittal meetings for a number of projects in March. These meetings involve the Chief Building Official, plan check staff, Alameda County 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. Due to COVID-19 precautions, these meetings were held by teleconference. The Sherwin Williams project requires meetings twice a week due to the large scope of construction and revision requests.

- **Sherwin Williams Building 1-31** – 4383 Horton Street (formerly 1450 Sherwin Avenue); existing office building; review of construction hours per conditions of approval.
- **Nellie Hannon Gateway** – 3600 San Pablo Avenue; 7-story 90-unit low-income housing.
- **The Emery** – 1450 Sherwin Avenue; add lighted bollards to pathways.
- **2100 Powell Street** – Lobby improvements, 1st floor.
• **Sherwin Williams Building 1-31** – 4383 Horton Street (formerly 1450 Sherwin Avenue); channel framing system.
• **CVS** – 4349 San Pablo Avenue; rooftop HVAC.
• **1271 64th Street** – Demolition permit.
• **Bay Center Offices, Building C** – 6475 Christie Avenue; life science conversion shell improvements.
• **1271 64th Street** – Rebuild 4-plex (sprinklered).
• **1270 64th Street** – Front unit demolition, single family residential including foundation.
• **1270 64th Street** – Rear unit demolition, single family residential including foundation.
• **Naru Sushi** – 5959 Shellmound Street, Kiosk #8; tenant improvements.
• **Maxim** – 2100 Powell Street, #620; tenant improvements.
• **Glashaus Condominiums** – 6466 Hollis Street; rooftop solar, multifamily.
• **CorePower Yoga** – 5915 Shellmound Street; tenant improvements.
• **Essex at Courtyard** – 1465 65th Street; photovoltaic solar panels.
• **Agenus** – 6455 Christie Avenue; reclassify type of construction to Type II-B building.
• **Wondrous Brewing Company** – 1306 65th Street; install free standing patio cover.
• **2000 Powell Street, #200** – Speculative suite; tenant improvements.
• **Flatstick Pub** – 5690 Bay Street; tenant improvements.
• **4300 Adeline Street** – Garage conversion to accessory dwelling unit (ADU).
• **The Atrium Spec Lab** – 1650 65th Street; tenant improvements and exterior improvements.
• **1203 54th Street** – New detached ADU, 2 units.
• **AC Transit Maintenance Building** – 1147 47th Street; reroof.
• **BioMed Realty Building 14** – 4555 Horton Street; Underground Storage Tank removal.
• **Public Market Building Shell** – 5915 Shellmound Street; shell preparation for future tenant improvements.

**Projects Completed or Nearing Completion**

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

• **Pizzeria Mercato** – 5959 Shellmound Street, Suite 75 (CO)
• **Wells Fargo** – 5765 Christie Avenue (CO)
• **Claire’s** – 5687 Bay Street, Building D (CO)
• **Ocean Avenue Townhomes** – 1276 Ocean Avenue (TCO)
• **4D Molecular Therapeutics** – 5858 Horton Street, 4th floor (TCO)
• 22 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 March:

• 2 general code enforcement cases, correspondence for abatement purposes (including graffiti).
• 15 telephone contacts, relating to code enforcement process, Alameda County Fire and/or Emeryville Police Department coordination, correspondence, and complaint status.
• Code enforcement cases for 1270 64th Street (front and rear single family residences) initiated in 2014 as property nuisance, abated in March 2022.
Customer Feedback Questionnaire

The permit counter has reopened to the public as of July 6, 2021; no questionnaires were received in March. However, staff continues to receive positive recognition from the public and developers for answers and direction for their respective projects or concerns, and expressions of appreciation and gratitude for superior service.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Business Outreach. During the month of March, staff corresponded with five businesses on specific assistance requests and inquiries, discussed the Right to Recall ordinance with hotel and cardroom businesses, conducted a welcome visit with three businesses new to Emeryville, and corresponded with three brokers/property owners regarding available properties and potential projects. Additionally, staff conducted outreach with several businesses regarding nominations for the East Bay Innovation Awards.

Emeryville BizNexus Events. The BizNexus networking event series has been placed on hiatus due to the Alameda County Shelter in Place Order issued on March 16, 2020. Event planning will resume once public health officials release guidance allowing gatherings such as BizNexus.

LABOR STANDARDS

Employee Scheduling/Fair Workweek. During the month of March, staff received one inquiry regarding the Fair Workweek Ordinance. There is currently one pending claim received this month to be investigated. Staff is staying abreast of any potential impacts the COVID-19 pandemic may have on the enforcement of the ordinance. There is now a training video on the current labor standards requirements, where employers and employees can access information on an ongoing basis. Our training link now includes a quiz with answers to most frequently asked questions to review at your own pace. More information about the Ordinance and an updated FAQs document are available on the City’s website at http://www.emeryville.org/1136/Fair-Workweek-Ordinance. Please check out our online training videos at https://www.ci.emeryville.ca.us/1377/Labor-Standards-Training-Videos.

Minimum Wage. During the month of March, there were several inquiries regarding Minimum Wage requirements for businesses and contracting agencies particularly regarding the anticipated wage increase that will go effect on July 1, 2022. The City’s website has been updated and will continue to be as information changes regarding COVID 19. Emails will continue to be sent out to businesses directly to inform them of any changes to these new laws and requirements. Staff continues to communicate through email, phone and the City’s website to continue its outreach and education efforts. There is now a training video on the current labor standards requirements, where employers and employees can access information on an ongoing basis. Staff published a few user-friendly PowerPoint presentations for employers and employees to learn, refresh and test their knowledge on our labor standards. The minimum wage is now $17.13 for all businesses, and will increase to $17.68 on July 1, 2022. The website will be updated reflecting this wage rate. Posters and notices with the current rate are available for download online. There are now three pending investigations for Minimum Wage and Paid Sick leave violations. There is a FAQ document on our webpage at http://www.emeryville.org/1024/Minimum-Wage-Ordinance,
which is updated periodically. Please check out our online training videos at https://www.ci.emeryville.ca.us/1377/Labor-Standards-Training-Videos. More online training will be posted in the future.

**Right to Recall Ordinance.** The City Council held a study session on April 20, 2021 to discuss policy issues related to a potential “Right to Recall” ordinance, and the Economic Development Advisory Committee discussed it at their meeting on May 19, 2021. As noted above, the City Council adopted the first reading of the ordinance on March 15, and the second reading/final passage is scheduled for April 5; it will then take effect 30 days later on May 5.

**AFFORDABLE HOUSING**

**Prospective Below Market Rate (BMR) Rental Projects**

- **Marketplace Parcel A, B and F Project.** The project developer, Oxford Properties, has submitted an application for a Final Development Plan for an eight-story 322,744 square foot Research and Development building, a four-story, 83,434 square foot Research and Development building with 7,460 square feet of ground floor retail space, and a seven-level parking structure containing 883 parking spaces on Marketplace Parcels A and B. In addition, Oxford’s proposal includes 18 affordable residential units for Parcel F. On November 2, 2021 the City Council held a study session to review Oxford’s proposal at which Oxford representatives suggested that a monetary contribution to the City’s affordable housing fund be considered in lieu of construction of the 18 affordable units on Parcel F. The City Council expressed openness to this suggestion and directed staff to discuss this concept further with Oxford. The City Council adopted a resolution in December 2021 authorizing the City Manager to execute a contract with Seifel Consulting to provide analysis of the Marketplace A, B, and F Project to assist staff in evaluating Oxford’s proposal. Staff continued to work with Seifel Consulting on this analysis. A City Council study session is scheduled for April 19, to be followed by a Planning Commission study session on April 28.

- **EmeryStation Overland/Hollis Street Building Project.** The project developer, Wareham Development, is proposing to set-aside ten of the existing live-work units at the Hollis Street Building as Below Market Rate (BMR) units in order to earn development bonus points in the “Flexible Community Benefit” category at the EmeryStation Overland research and development project. At a study session on July 20, 2021, the City Council expressed interest in this concept and directed staff to negotiate the terms of an Affordable Housing Agreement. On November 16, 2021, a second City Council study session was held at which staff presented the negotiated terms for an Affordable Housing Agreement and the Council provided direction to staff on modifications to the Agreement terms. Staff continued to work with Wareham on negotiating the Affordable Housing Agreement terms. As noted above, a Planning Commission study session was held on March 24, to be followed by a City Council discussion on April 5.

**New BMR Rental Projects.**

- **Avalon Public Market.** The first two residential buildings at the Marketplace development, Parcels C2 and D, accepted applications in April 2019 for their 32 Below Market Rate units.
Applications were entered in a lottery that was conducted by the developer, AvalonBay, on June 3, 2019. Final Certificates of Occupancy (CO) for both buildings were issued on March 17, 2021. Staff continues to work with the property management staff to review and approve income qualifications for BMR tenants.

- **Sherwin Williams ("The Emery").** On June 3, 2019, the City entered into an affordable housing agreement for 85 below market rate units to be set-aside for households at 50%, 80% and 120% of the Area Median Income (AMI). Construction is currently underway, and the developer submitted a draft Marketing Plan for the BMR units in March, which is currently under review.

- **Bayview Apartments, 6701 Shellmound Street ("Nady" Site).** The building permit application for this 186-unit apartment project was submitted on July 9, 2020. Staff began discussions with AMCAL Housing in July 2020 on the designation of affordable housing units. Staff finalized negotiations with AMCAL in October 2020 and the Affordable Housing Agreement was approved by the City Council on November 17, 2020. Closing on the construction financing occurred in March 2021. The building permit was issued on May 28, 2021, and the project is under construction.

- **4300 San Pablo Avenue.** On July 21, 2020, the City Council approved EAH Housing as the selected developer of an intergenerational affordable rental housing project at 4300 San Pablo Avenue and authorized the City Manager to execute an Exclusive Right to Negotiate (ERN) Agreement. The City and EAH executed the ERN in October 2020, and an amendment for additional time was made to the ERN in April 2021, as negotiations continued on the term sheet for the Lease Disposition and Development Agreement (LDDA). This project had been placed on hold pending the passage of SB 591, a state bill that would authorize the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transitional age youth. On September 28, SB 591 was signed into law and staff and EAH restarted project design and LDDA negotiations. On October 19, the City Council authorized an amendment of the ERN extending the term to January 20, 2022. On January 18, 2022 the revised term sheet was approved by the City Council. Development of the LDDA remains underway and EAH continues to advance project design drawings. The applicant proposes that the project be processed under SB 35, which mandates ministerial approval (i.e., staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. As noted above, a Planning Commission study session was held on March 24.

- **Nellie Hannon Gateway, 3600 San Pablo Avenue.** On September 17, 2019, the City Council directed staff to prepare loan and regulatory documents for the acquisition of 3600, 3610 and 3620 San Pablo Avenue by Resources for Community Development (RCD), a non-profit housing developer that was selected by the Bankruptcy Court as the approved buyer of the site. The City Council approved a $2 million acquisition loan on November 5, 2019, and closing took place on December 3, 2019. The project was administratively approved on October 20, 2020, under SB 35 and AB 1763, and includes 89 affordable units and one manager’s unit in a seven-story building, with ground-floor space for the Emeryville Citizen’s Assistance Program (ECAP). Per the terms of the predevelopment loan, at least 25% of the units are to be permanent supportive housing for formerly homeless households. RCD has
engaged a property management company to manage the site and existing tenants. Staff also continues to work with the developer to ensure compliance with the development milestones outlined in the acquisition loan agreement. On January 19, 2021, the City Council approved an additional $14.7 million loan to RCD for construction financing, for a total permanent development loan of $16.7 million. On April 6, 2021, the City Council provided support for staff to continue working with RCD on an application for Affordable Housing and Sustainable Communities (AHSC) funding to support this housing project and pedestrian and bicycle improvements along 40th Street. In June 2021, staff assisted RCD in submitting an application for the Infill Infrastructure Grant Program (IIG). RCD submitted a building permit application on November 15. The project has received funding support from the state’s No Place Like Home grant program and was awarded AHSC funding in January.

**Homeowner Rehabilitation Program.**

- **Rehabilitation Projects.** Alameda County Healthy Homes Department administers a portion of the City’s allocation of CDBG funds for the Minor Home Repair Program. Staff continues to work with the County to market the programs in Emeryville, as well as with Rebuilding Together on their rehab program for low-income seniors. Rebuilding Together East Bay North resumed exterior home renovations in July 2020 and will continue to assess the ability to conduct interior emergency home repair work, as needed.

- **Rehabilitation Loan Compliance.** Staff continues to work with past rehabilitation loan recipients to ensure loan repayment.

- **Owner Occupancy Monitoring.** Staff continues to work on owner occupancy monitoring, working with legal counsel and following up on violators on a case-by-case basis.

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

- **BMR Ownership Program.** In March, one BMR unit was in contract.

- **Subordinations.** One subordination request is pending.

- **Loan Program.** No FTHB applications were submitted in March.

- **Enforcement.** Seven notices of default were sent in March, including four mortgages and three HOA dues.

- **Owner-Occupancy Waivers.** No owner-occupancy waiver requests were received in March.

- **Owner Occupancy Monitoring.** No owner occupancy monitoring took place in March.

- **Public Inquiries.** Staff responded to over 50 general inquiries via telephone and email from current and potential program participants, lenders, real estate agents, title companies, etc.

- **Program Documents.** The revision of program documents including BMR Ownership guidelines, BMR Trust Guidelines and FTHB Program Guidelines has been placed on hold until additional staff resources are available to commit to this program. Additional information on the Emeryville BMR Homeownership Program can be found at [https://www.hellohousing.org/stewardship/emeryville/](https://www.hellohousing.org/stewardship/emeryville/).
**Housing Policy.**

- **Tenant Protections Ordinance.** Staff has developed a webpage with useful information for tenants and landlords at [http://www.ci.emeryville.ca.us/1127/Eviction-Harassment-Ordinance](http://www.ci.emeryville.ca.us/1127/Eviction-Harassment-Ordinance). Staff has contracted with ECHO Fair Housing to provide one-on-one services to landlords and tenants and has provided East Bay Community Law Center with a grant to provide legal services to low income tenants who have received an eviction notice. The City Clerk received five Notices of Eviction in March.

- **Temporary Eviction Moratoria.** The City Council approved a temporary moratorium on residential and commercial evictions due to nonpayment of rent and residential foreclosures due to nonpayment of HOA dues, which expired on September 30, 2020. The Alameda County Board of Supervisors approved a temporary eviction moratorium for residential tenants, which expires 30 days after the Local Emergency Declaration in both unincorporated and incorporated Alameda County. Meanwhile, the State of California approved AB 3088, which prohibited evictions until January 31, 2021, as long as residents pay 25% of the rent that is due between October 1, 2020 and January 31, 2021. This was extended on January 29, 2021, with the passing of SB 91, which extended the eviction moratorium until June 30, 2021 as long as residents continue to pay 25% of the rent that is due until June 30, 2021. This was extended on June 28, 2021, with the passing of AB 832, which extended the eviction moratorium until September 30, 2021. Residents and property owners seeking additional information on requirements under the various eviction moratoria should reach out to ECHO Housing at [https://www.echofairhousing.org](https://www.echofairhousing.org), Centro Legal de la Raza at [https://www.centrolegal.org/](https://www.centrolegal.org/), or seek legal counsel for additional information. The City Clerk received five Notices of Eviction in March.

- **Rent Repayment Programs.** The City Council approved a Rent Repayment Ordinance for residential tenants affected by COVID-19, under which tenants have 12 months to repay unpaid rent during the eviction moratorium, starting on September 30, 2020. The Alameda County Board of Supervisors approved a Rental Repayment Plan in which tenants would have 12 months to repay unpaid rent during the eviction moratorium, starting 30 days after the Local Emergency Declaration in both unincorporated and incorporated Alameda County. Meanwhile, the State of California approved AB 3088, under which all rent repayment plans must begin no later than March 1, 2021, and end no later than March 31, 2022. This was extended on January 29, 2021, with the passing of SB 91, which states that all rental repayment plans must begin no later than May 1, 2022. Residents and property owners seeking additional information on requirements under the various eviction moratoria should reach out to ECHO Housing at [https://www.echofairhousing.org](https://www.echofairhousing.org), Centro Legal de la Raza at [https://www.centrolegal.org/](https://www.centrolegal.org/), or seek legal counsel for additional information.

**Other Housing Initiatives/Programs.**

- **Emergency Rental Assistance Program.** Alameda County launched the Housing Secure Program in mid-March 2021 to assist low-income tenants and small landlords with rental assistance due to financial hardships related to COVID 19. The U.S. Treasury and California Department of Housing and Community Development provided funding to support this program, which can provide up to 12 months past due rental assistance and is open to all Alameda County residents, except those that reside in Oakland and Fremont, which
administer their own programs. To apply for assistance, visit www.ac-housingsecure.org. As of March 7, 2022, the County had received 546 applications from Emeryville tenants or property owners, of which 221 applicants had been approved and $3,199,742 in emergency rental assistance had been disbursed in Emeryville.

- **Affordable Housing Bond Administration and Expenditure Plan.** Staff presented a draft Affordable Housing Bond Administration and Expenditure Plan at a City Council study session on December 15, 2020. The plan will govern the implementation of the various affordable housing financial resources, including the $50 million Measure C affordable housing bond that was passed by the Emeryville voters on June 5, 2018, for a total of $64 million dollars in financial resources dedicated to affordable housing. The Plan outlines the creation and funding of five Preservation Programs and two Production Programs that would invest in approximately 603 housing units between 2022 and 2030. The Plan was adopted by the City Council on March 2, 2021. Staff has begun preliminary work on researching housing bond program guidelines and began program guideline discussions with the Housing Committee in June 2021.

**Housing Element.**

- **Cycle 6 Housing Element.** Kickoff of the Housing Element began in March 2021. An overview of the Housing Element process was presented at the April 7 Housing Committee Meeting. On June 29, a Virtual Community Workshop on the Housing Element was held for which 85 people registered and approximately 25 people attended. On July 7, the Housing Committee discussed a review of the previous Housing Elements goals and accomplishments. On October 6, the Housing Committee received a presentation on the housing needs assessment and fair housing assessment portions of the Housing Element. On October 28, the Planning Commission received a presentation providing an overview of the Housing Element process. On November 16, the City Council received a presentation providing an overview of the Housing Element. On December 2, the Housing Committee received a presentation on housing element sites and strategies to meet the Regional Housing Needs Assessment (RHNA). On February 2, the Housing Committee received a presentation on Housing Constraints and Resources. On February 23, the second Virtual Community Workshop was held for which 48 people registered and approximately 10 people attended. Copies of all of the presentations can be found at [2023-2031 Housing Element website](#), as well as the Housing Needs and Objectives Survey and the Strategies to Affirmatively Further Fair Housing Survey. Staff continues to meet with the consultant regularly to gather data and information necessary to complete the Housing Element.

- **Cycle 5 Annual Report.** The annual progress report for Housing Element Cycle 5, covering calendar year 2021, was presented to the Housing Committee on February 2, and to the Planning Commission on February 24. Both bodies recommended that the City Council approve the reports for submittal to the State of California Housing and Community Development Department (HCD). Information regarding the receipt of residential planning applications, residential entitlements approved, residential building permits issued, residential certificates of occupancy issued, and progress towards implementation of programs, policies and goals is outlined in the report. The report was approved by the City Council on March 15, and was submitted to HCD prior to the April 1 deadline.
Annual Housing Successor Agency Report. The annual Housing Successor Agency Report covering fiscal year 2020-21 was presented to the Housing Committee on February 2, and to the Planning Commission on February 24. Both bodies recommended that the City Council approve the reports for submittal to the State of California Housing and Community Development Department. Information regarding deposits, expenses, and revenue received in the Low-Moderate Income Housing Asset Fund; compliance with the Senior Housing 30% expenditure rule; and determination of excess surplus is outlined in the report. The report was approved by the City Council on March 15, and was submitted to HCD prior to the April 1 deadline.

Housing Related Communication/Meetings.

- Housing Notification System. The City launched a new Housing Notification System on January 5, 2021. Those interested in learning about the Housing Element, various housing programs, housing policies, the availability of BMR units for rent or purchase, and various programs to assist BMR residents, may sign up to receive periodic information about the topics in which they are interested. The new system will allow subscribers to modify or cancel their subscription at any time. All of those that had previously registered for the older housing notification system were uploaded into the new system. In March, 24 new subscriptions were added.

- Housing Meetings. Staff participated in the following housing related external meetings in March:
  - All Cities Housing Agenda Meeting
  - All City Subgroup - CALCHA Working Group
  - AC Collaborative Standing Meetings (two meetings)
  - AC Urban Technical Advisory Committee
  - ULI SF/UPP Alameda County Housing Element Decision Makers Training

- Housing Developers. Staff had no communications with developers of affordable housing during March.

Homeless Support Initiatives.

Alameda County Point-in-Time Count. The “Point in Time Count” census of unsheltered individuals and families took place on February 23, with City employees participating in the count that month.

CAPITAL PROJECTS

Parking Management. In March, revenue increased 21% giving the parking program its first solvent month since full operational in 2021, with revenues just meeting average expenses. Revenues increased for ParkMobile by over 40% in March, while payment at the kiosks and meters rose by 15% and citations increased by 17%. For March, revenue was as follows:

- ParkMobile Payments - $8,270
- Meter Payments - $18,029
- Citation Payments - $14,538
- TOTAL REVENUE - $40,837
With expenses averaging $40,100 a month, the monthly deficit was previously $7,000 or about 20% of the expenses; this month the deficit was covered. Capital funds were allocated to the project and are being used to cover the cost of Parking Officers who also offer support for special events, street sweeping and other parking violations that extend beyond the Paid Parking Program.

**Grant Management.** At its regular meeting on March 17, the Interdepartmental Grants Coordination Committee discussed various grant prospects, the status of grant applications that have been submitted, and the ongoing management of existing grants. Due to COVID-19 precautions, the meeting was held by teleconference. The City was informed in March that Caltrans was not awarding funds for beautification and litter abatement of the 40th Street Corridor or the Joseph Emery Skate Park. Preparation for the Alameda County Transportation Advisory Committee, Metropolitan Transportation Committee and State transportation grant application began with interdepartmental planning in March. Cultural District funding is being sought from the State by the collaborative of 14 inaugural districts of which Emeryville is a part.

**San Pablo Multimodal Improvement Project.** In March, staff coordinated notification of the proposed City Council action to businesses identified by door-to-door surveying in Emeryville for the Alameda County Transportation Committee (ACTC) San Pablo Multimodal Improvement Project. Staff also participated in the Executive Team meeting on the project on March 3. On March 15, ACTC staff made a presentation to the City Council and, as noted above, the Council approved a letter of support for the project.

**Alameda County Transportation Advisory Committee.** Staff attended the monthly ACTAC meeting on March 10 and conducted coordination regarding future funding calls, regional funding and funding requirements.

**PUBLIC ART PROGRAM**

**Visual Arts Grant Pilot Program.** As noted above, on March 1, the City Council approved the Visual Art Grants Pilot Program. Staff revised the Community Grant website and prepared the application form, Frequently Asked Questions, and additional attachments, including items not required for other community grant applications. These include a sketch, property identification, insurance, and notification to neighboring properties. The Visual Art Grant Pilot Program applications were made available on March 15 and are due May 1.

**Public Art Initiatives for 2022.** The Public Art Committee continues to consider a location for a mural by Guillaume Ollivier and a commission from Ned Kahn. Maintenance of Neighborhood Convergence and Silver Seedy Nocturne are expected in 2022.

**Public Art in Development Projects.** In March, staff continued to monitor approximately 20 private development projects that will be commissioning or paying an in-lieu fee for $6 million worth of public art. In March, $58,000 was deposited into the Art In Public Places Program fund from a private development, which is part of a trend for medium-sized projects to make deposits rather than install artwork that started in 2021.
ADMINISTRATION/OTHER

Insurance Services Office (ISO) Update. In September 2021, the Chief Building Official completed an extensive 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. 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) classification from 1–10. Class 1 represents exemplary commitment to building code administration and 10 indicate no recognizable enforcement.

Each local jurisdiction in the nation is reviewed every five years. For each of these building departments, 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 (“Residential”), and one for commercial and all other construction (“Commercial”).

In March, ISO reported their findings to the City Manager and Chief Building Official. ISO’s study has concluded in a BCEGS classification for the City of Emeryville Building Division of Class 2 for both Residential and Commercial. In California and the nation, the highest rating of Class 1 was given to fewer than 1% of jurisdictions, making Emeryville’s rating of Class 2 equal to or better than 99% of building departments in the state and nation. 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. This rating 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. Kudos to the Building Division!

Alameda County Planning Directors Meeting. On March 4, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors held by Zoom videoconference, hosted by the City of Piedmont. The directors received an update on Alameda County Planning Collaborative Coordination, and heard a presentation from the City of Piedmont on their new Community Pool project. The directors also shared information on projects and issues in their respective jurisdictions. The next meeting of the Alameda County Planning Directors will be by Zoom on April 1.

ReScape: Design Qualification Training. On March 29-31, Assistant Planner Analisa Garcia attended a 3-day on-line Design Qualification Training held by ReScape. The training focused on regenerative landscape techniques including strategic siting, drought-resistant soil use, and efficient irrigation systems. The training also covered California’s Model Water Efficiency Landscape Ordinance (MWELO) which sets standards for both small (500-2,500 square feet) and large (+2,500 square feet) landscape projects.
Emergency Operations Center Planning and Intelligence Team Meeting. On March 14, staff of Community Development and other departments that make up the EOC Planning and Intelligence Team participated in a training meeting.

America Planning Association Related Activities. On March 9, Senior Planner Miroo Desai, as the American Institute of Certified Planners (AICP) Commissioner for Region 6 participated in the monthly meeting with other AICP Commissioners. She also attended the AICP Exam Committee meeting on March 13.

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 March 11 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
<table>
<thead>
<tr>
<th>Project Index</th>
<th>Development Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Bayview Emeryville Apartments</td>
<td>Building - Occupancy</td>
</tr>
<tr>
<td>2. Baker Metal Live-Work</td>
<td>Building - Construction</td>
</tr>
<tr>
<td>3. Multi-Unit Residential Project</td>
<td>Building - Plan Check</td>
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<tr>
<td>4. Ocean Avenue Townhomes</td>
<td>Planning - Approval</td>
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<tr>
<td>5. Oceanview Townhomes</td>
<td>Planning - Application Processing</td>
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<td>6. Ocean Lofts</td>
<td>Planning - Pre-Application</td>
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<tr>
<td>7. 1270 64th St. - 2 Unit Replacement</td>
<td>Development Status</td>
</tr>
<tr>
<td>8. 1271 64th St. - 4 Unit Replacement</td>
<td>Building - Occupancy</td>
</tr>
<tr>
<td>9. Bay Center Life Science Project</td>
<td>Building - Construction</td>
</tr>
<tr>
<td>10. EmeryStation Overland</td>
<td>Building - Plan Check</td>
</tr>
<tr>
<td>11. Public Market Parcels A, B, and F</td>
<td>Planning - Approval</td>
</tr>
<tr>
<td>12. 5850 Shellmound Life Sciences Tower</td>
<td>Building - Plan Check</td>
</tr>
<tr>
<td>13. Christie Avenue Mixed Use Project</td>
<td>Planning - Application Processing</td>
</tr>
<tr>
<td>14. 5876 Doyle St. - Group Residential</td>
<td>Planning - Pre-Application</td>
</tr>
</tbody>
</table>

*BMRe = BioMed Realty Emeryville Center of Innovation
## Community Development Department

### Major Development Projects

#### March 2022

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Project Location</th>
<th>Description</th>
<th>Status/Comments</th>
<th>Pre-Application</th>
<th>Application Processing</th>
<th>Approval</th>
<th>Plan Check</th>
<th>Construction</th>
<th>Occupancy</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
<th>Total BMR Rate</th>
<th>Market Rate</th>
<th>Total Units</th>
<th>Units Removed</th>
<th>Net New Units</th>
</tr>
</thead>
</table>
| 20         | Intergenerational Affordable Hsg. 4300 San Pablo Avenue | Residential - 68 units | Preapplication filed 2/8/22. | 13** | 54* | 0 | 67 | 1 | 68 | 0 | 68
| 22         | 8377 Adeline Supportive Housing 8377 Adeline Street | Residential - 90 units | Preapplication filed 2/9/21. | 44* | 45* | 0 | 89 | 1 | 90 | 0 | 90
| 9          | Bay Center Life Science Building 6435, 6455 and 6475 Christie Avenue | Office/lab - 210,000 s.f. | Preapplication filed 10/3/21. | n/a | n/a | n/a | n/a | n/a | n/a | 0 | n/a
| 13         | Christine Avenue Mixed Use Project 8001-5861 Christie Avenue | Office/lab - 464,000 s.f. | Preapplication filed 2/29/21. | 4 | 6 | 7 | 17 | 81 | 98 | 0 | 98
| 12         | Life Sciences Tower 4510 Shellmound Way | Office/lab - 385,740 s.f. | PC study sessions 8/26/21, 2/4/22, and 4/28/22. | 2* | 4* | 0 | 6 | 0 | 6 | 0 | 6
| 11         | Public Market Parcels A, B, and E 1275 65th Street | Residential - 6 units | PC study sessions 10/28/21; CC study sessions 11/21/21 and 4/29/22. | 0 | 6** | 10** | 0 | 18** | 0 | 18**
| 10         | EmeryStation Overland 1280 62nd Street | Office/lab - 300,000 s.f. | CC study sessions 7/20/21 and 11/18/21. | n/a | n/a | n/a | n/a | n/a | n/a | 0 | n/a
| 14         | Group Residential 5876 Doyle Street | Residential - 12 units | PC study session deferred until required information is submitted. | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a
| 18         | Duplex Conversion 1291 55th Street | Convert single unit to duplex increase FAR. | PC approved 1/27/22. | 0 | 0 | 0 | 1 | 0 | 1
| 3          | Multi-Unit Residential Project 1225 65th Street | Residential - 24 units, 4 2- and 3-bedrooms | PC study sessions 3/26/15, 10/22/21, and 4/22/21. | 1 | 1 | 2 | 4 | 20 | 24 | 0 | 24
| 150b       | Emeryville Center of Innovation Building 2 1285 65th Street | Preapplication filed 2/25/21. | PC approved 2/25/21. | n/a | n/a | n/a | n/a | n/a | n/a | 0 | n/a
| 19         | 67th Street Homes 1014-1042 47th Street | Demo 4 single unit houses, replace with 6 duplex units | PC public hearing 6/25/21; recommended denial. | CC - 10/9/20 | 0 | 0 | 0 | 0 | 6 | 4 | 4 | 2
| 21         | Emeryville Center for the Arts 4660 Holly Street | Convert former industrial building into City Art Center. | PC approved 8/27/20; PC denied modifications 10/5/21. | n/a | n/a | n/a | n/a | n/a | n/a | 0 | n/a
| 2          | Baker Metal Live/Work 1265 65th Street | Residential/live/work - 17 units | PC approved 8/27/08; Building permit application for foundation and east wall submitted 12/22/21. | 0 | 0 | 0 | 17 | 17 | 0 | 17

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* March 2022

Page 1 of 2
<table>
<thead>
<tr>
<th>Map Number</th>
<th>Project Location</th>
<th>Description</th>
<th>Status/Comments</th>
<th>Planning</th>
<th>Building</th>
<th>Housing Units</th>
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<td>Application Processing</td>
<td>Approval</td>
<td>Plan Check</td>
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<tr>
<td>16</td>
<td>Bay Street Grocery Store 1615 Bay Street</td>
<td>Grocery store - 48,500 s.f.</td>
<td>PC approved 2/24/22. Demo permit application received 3/25/22.</td>
<td>PC - 2/24/22</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>7</td>
<td>2-Unit Replacement 1270 64th Street</td>
<td>Residential - 2 units</td>
<td>CC approved 12/21/21. Demo permit application received 3/8/22.</td>
<td>CC - 12/21/21</td>
<td>0</td>
<td>0</td>
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<tr>
<td>8</td>
<td>4-Unit Replacement 1271 64th Street</td>
<td>Residential - 4 units Demo 4 existing units</td>
<td>CC approved with conditions 12/21/21. Demo and building permit applications received 3/8/22.</td>
<td>CC - 12/21/21</td>
<td>0</td>
<td>0</td>
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<tr>
<td>156Ba</td>
<td>Emeryville Center of Innovation Building BA</td>
<td>Office/lab - 221,300 s.f.</td>
<td>Building permit application for demo and rough grading approved 3/8/22.</td>
<td>PC - 3/25/23</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>156Bb</td>
<td>Emeryville Center of Innovation Building BB</td>
<td>Office/lab - 129,500 s.f.</td>
<td>Building permit application for demo and rough grading approved 3/8/22.</td>
<td>PC - 3/25/23</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>23</td>
<td>Nolle Hanson Gateway 1450 Sherwin Avenue</td>
<td>Residential - 90 units Commercial (EAP) - 1,600 s.f.</td>
<td>CDO approved 10/20/20. Building permit application submitted 11/30/21.</td>
<td>PC - 12/14/17</td>
<td>0</td>
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<tr>
<td>5</td>
<td>Downtown Townhomes 1270 Ocean Avenue</td>
<td>Residential - 3 units Demo 1-existing unit</td>
<td>CC approved 7/24/22. Building permit approved 12/13/21.</td>
<td>CC - 7/24/22</td>
<td>3</td>
<td>3</td>
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<tr>
<td>15b</td>
<td>Emeryville Center of Innovation Building B</td>
<td>Office/lab - 261,300 s.f.</td>
<td>Issued demo permit 5/7/22. Approved building permit 3/8/22.</td>
<td>PC - 5/7/22</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>15bA</td>
<td>Emeryville Center of Innovation Building A</td>
<td>Office/lab - 129,500 s.f.</td>
<td>Building permit issued 3/6/22.</td>
<td>PC - 3/6/22</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>17a</td>
<td>Emeryville Center of Innovation Building 14</td>
<td>Office/lab - 1,591 s.f.</td>
<td>Issued demo permit 7/1/22. Approved building permit 3/8/22.</td>
<td>PC - 3/8/22</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>17f</td>
<td>Sherwin Williams City Park 1450 Sherwin Avenue</td>
<td>2 acre City park</td>
<td>PC approved 12/24/17. Building permit issued 2/22/22.</td>
<td>PC - 12/24/17</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>17e</td>
<td>Sherwin Williams Open Space 1450 Sherwin Avenue</td>
<td>Greenway and open space associated with 4 new bldgs</td>
<td>PC approved 12/24/17. Building permit issued 4/7/22.</td>
<td>PC - 12/24/17</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>1</td>
<td>Bayview Emeryville Apartments 101 Shellmound Street</td>
<td>Residential - 186 units</td>
<td>Building permit issued 5/18/21.</td>
<td>PC - 5/18/21</td>
<td>8</td>
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<tr>
<td>17b</td>
<td>Sherwin Williams Building E1 1450 Sherwin Avenue</td>
<td>Residential - 64 units</td>
<td>Rough grading permit issued 2/6/20. Building permit issued 5/20/20.</td>
<td>PC - 2/22/20</td>
<td>2</td>
<td>4</td>
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<tr>
<td>17b2</td>
<td>Sherwin Williams Building E2 1450 Sherwin Avenue</td>
<td>Residential - 130 units</td>
<td>Rough grading permit issued 2/6/20. Building permit issued 4/7/20.</td>
<td>PC - 2/22/20</td>
<td>7</td>
<td>8</td>
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<tr>
<td>17c</td>
<td>Sherwin Williams Building C 1450 Sherwin Avenue</td>
<td>Residential - 122 units</td>
<td>Rough grading permit issued 2/6/20. Building permit issued 5/21/20.</td>
<td>PC - 2/21/20</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>6</td>
<td>Ocean Avenue Townhomes 258 Ocean Avenue</td>
<td>Residential - 4 units</td>
<td>Demo of existing house modifications to add roof decks on 3/6/18.</td>
<td>CC - 4/3/17</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>Ocean Avenue Townhomes 2776 Ocean Avenue</td>
<td>Building permit for speculative TIs issued 2/22/21.</td>
<td>Building permit issued 4/20/21.</td>
<td>CC - 4/20/21</td>
<td>0</td>
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**TOTAL UNITS**

<p>| | | | | | | | | | | | | | | | | |</p>
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<tr>
<td>110</td>
<td>218</td>
<td>55</td>
<td>383</td>
<td>737</td>
<td>1,120</td>
<td>12</td>
<td>1,108</td>
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Glossary of Abbreviations:

- **CBD** = Chief Building Official
- **CC** = City Council
- **COD** = Community Development Director
- **COGA** = California Environmental Quality Act
- **CO** = Certificate of Occupancy
- **CLP** = Conditional Use Permit
- **DA** = Development Agreement
- **DDB** = Disposition and Development Agreement
- **DEIR** = Draft Environmental Impact Report
- **DR** = Design Review
- **DSA** = Division of the State Architect
- **EIR** = Environmental Impact Report
- **EPN** = Exclusive Negotiation Rights Agreement
- **ESD** = Emery Unified School District
- **FAR** = Floor Area Ratio
- **FDP** = Final Development Plan
- **FEIR** = Final Environmental Impact Report
- **GPA** = General Plan Amendment
- **HQL** = Headquarters
- **IS/MND** = Initial Study/Mitigated Negative Declaration
- **MCP** = Mechanical, Electrical, and Plumbing
- **ODA** = Owner Participation Agreement
- **PC** = Planning Commission
- **PDP** = Preliminary Development Plan
- **PUD** = Planned Unit Development
- **RA** = Redevelopment Agency
- **RFP** = Request for Proposals
- **TCO** = Temporary Certificate of Occupancy
- **TT** = Tenant Improvement

* Exact breakdown of affordability levels is speculative at this time.
** Applicant is proposing to make a contribution to City's affordable housing fund in lieu of providing units in project.
<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
<th>Description</th>
<th>History/Status</th>
<th>Contact</th>
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</thead>
<tbody>
<tr>
<td><strong>MIXED USE PROJECTS</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Public Market Parcels A, B, and F</strong></td>
<td>New Final Development Plan for Parcels A, B, and F. Parcels A and B are proposed for 396,724 square feet of office/R&amp;D space, 6,100 square feet of retail and a 953-space parking garage. Parcel F is proposed for 18 affordable housing units consisting of 10 multi-story townhouses and 8 apartment flats.</td>
<td>Previous project was residential on Parcel A and office/lab on Parcel B. Parcel A FDP was 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces, approved by the Planning Commission on July 23, 2015. Parcel B FDP was 9-story, 120-foot tall building with 150,000 square feet of office/lab space on top four floors, 15,800 square feet of retail space, and 500 parking spaces, approved on appeal by the City Council on January 21, 2020. No FDP was previously approved for Parcel F. FDP application for new proposal submitted April 9, 2021. Plans modified to address building and fire code issues; Planning Commission study session held October 28, 2021. City Council study session held November 2, 2021. City Council study session scheduled for April 5, 2022 and continued to April 19, 2022. Planning Commission study session scheduled for April 28, 2022.</td>
<td>Ofer Zer Oxford Properties Group (917) 887-3989 <a href="mailto:ozer@oxfordproperties.com">ozer@oxfordproperties.com</a></td>
</tr>
<tr>
<td>Shellmound Way between Shellmound and 63rd Street FDP21-001 Map No. 11</td>
<td></td>
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<tr>
<td>5801-5861 Christie Avenue UPDR22-001 Map No. 13</td>
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<tr>
<td>1450 Sherwin Avenue FDP20-001 Map No. 17a</td>
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<tr>
<td>Project Name, Address/Location, Case File Number, Map Number</td>
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<tr>
<td><strong>Sherwin Williams New Buildings FDP</strong>&lt;br&gt;1450 Sherwin Avenue&lt;br&gt;FDP17-001&lt;br&gt;Map No. 17b1-17d</td>
<td>Final Development Plan for four new buildings accommodating 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space.</td>
<td>FDP application for new buildings submitted January 5, 2017. Study sessions held by Planning Commission on January 26, 2017, April 27, 2017, October 26, 2017, and January 25, 2018. Planning Commission approved on February 22, 2018. Received permit applications for rough grading on April 24, 2018 and for fine grading on May 16, 2018. Building permit applications for Buildings B1 and B2 received on August 6, 2018. Building permit applications for Buildings C and D received on September 24, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received permit application for hot spot soil remediation and partial slab demolitions on July 26, 2019; permits issued on August 9, 2019. Pre-construction meeting with Building Official and Lennar held on January 21, 2020. Issued rough grading and soil improvement permits on February 6, 2020. Building permit for Building B2 issued on April 7, 2020; Building permit for Building D issued on April 22, 2020; Building permits for Building B1 issued on May 6, 2020; Building permit for Building C issued on May 21, 2020.</td>
<td>Desiree Morgan&lt;br&gt;Lennar Multifamily Communities&lt;br&gt;(415) 975-4985&lt;br&gt;<a href="mailto:Desiree.Morgan@livelmc.com">Desiree.Morgan@livelmc.com</a></td>
</tr>
</tbody>
</table>

| **Sherwin Williams Park/Open Space FDP**<br>1450 Sherwin Avenue<br>FDP17-002<br>Map No. 17e-17f | Final Development Plan for 3.53 acres of new public park, greenway, and other open spaces, plus new 46th Street and extension of Hubbard Street. | Community meetings on parks/open space design held at ECCL on December 13, 2016 and April 6, 2017. FDP application submitted January 5, 2017. Planning Commission study sessions held on January 26, 2017, April 27, 2017, and October 26, 2017. Planning Commission approved on December 14, 2017. Received permit applications for rough grading on April 24, 2018 and for fine grading (i.e., park and open space design) on May 16, 2018. Rough grading permit approved on September 27, 2018 and ready to issue pending payment of fees. Received building permit application for public park improvements on March 18, 2019. Fine grading permit for open space improvements issued on April 7, 2020. Building permit for public park improvements issued January 24, 2022. | Desiree Morgan<br>Lennar Multifamily Communities<br>(415) 975-4985<br>Desiree.Morgan@livelmc.com |
### Community Development Department
#### Status of Major Development Projects
##### March 2022

<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
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</tr>
</thead>
</table>
| **Nellie Hannon Gateway**  
3600 San Pablo Avenue  
ZC20-002  
Map No. 23 | Redevelopment of a 0.375 acre site with 7-story, 90-unit, 100% affordable housing project with minimum of 3,600 square feet of ground floor commercial space for Emeryville Citizens’ Assistance Program (ECAP). Processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit. | On September 17, 2019, City Council directed staff to prepare loan documents to facilitate acquisition of property by Resources for Community Development (RCD). RCD closed on the property on December 6, 2019. Planning Commission study session held May 28, 2020. Community meeting held June 23, 2020. City Council study session scheduled for September 1, 2020. Second Planning Commission study session held September 24, 2020. Community Development Director approved on October 20, 2020. Building permit application submitted on November 30, 2021. | Jake Rosen  
Resources for Community Development dba Evoy, L.P.  
(510) 841-4410 x329  
jrosen@rcdhousing.org |

| **RESIDENTIAL AND LIVE/WORK PROJECTS** | | | |
| **Baker Metal Live/work**  
1265 65th 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. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below). Permit issued for exploratory grading work on September 1, 2021. Building permit application for foundation and 30-foot high wall at east side submitted on December 2, 2021. | Sasha Shamszad  
MRE Commercial  
(510) 849-0776  
sshamszad@yahoo.com |
| **Multi-Unit Residential Project**  
1225 65th 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. Third study session held April 22, 2021. Planning Commission approved on December 9, 2021. | Moshe Dinar, AIA  
(510) 759-2133  
dinararch@sbcglobal.net |
| **Oceanview Townhomes**  
1270 Ocean Avenue  
UPDR16-004  
Indigo Design Group  
(510) 697-4289  
indigodesigngroup@gmail.com |
<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
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<tbody>
<tr>
<td>Bayview Emeryville Apartments 6701 Shellmound Street (“Nady Site”) UPDR17-006 Map No. 1</td>
<td>Redevelopment of former industrial site for 186 rental housing units.</td>
<td>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. Subsequently, it was decided to prepare an Environmental Impact Report; 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. Subsequently, additional soil contamination issues arose, which applicant is addressing with Alameda County Department of Environmental Health. Conditional closure anticipated in Summer 2017, which will allow project to proceed to demolition and building permit application submittal. Anton terminated Purchase and Sale Agreement on March 18, 2017 and reinstated Agreement in June 2017. Two-year extension request of planning entitlements, to March 24, 2019, approved by Planning Commission on June 22, 2017. Anton terminated Purchase and Sale Agreement for a second time on October 1, 2017. Property “red-tagged” and posted as unsafe to enter or occupy on July 20, 2018; owners served with Notice and Order to rehabilitate or demolish the property on July 27, 2018. Residential developer AMCAL is now in contract with the owner to demolish the existing buildings and develop the project. Staff negotiated Compliance Agreement with the property owner and AMCAL effective December 18, 2018. Demolition permit issued January 18, 2019; demolition completed in February 2019; demolition permit received final inspection March 13, 2019. As a result of demolition, planning permits are considered vested. AMCAL is now pursuing site remediation work with Alameda County; permits for that work issued on August 19, 2019. Compliance Agreement requires the continual maintenance of the property. Demo, grading, and building permit applications for new 186-unit apartment building submitted July 9, 2020. Demolition permit issued March 17, 2021. Rough grading permit issued March 31, 2021. Drilled Displacement Column (DDC) ground improvement permit issued April 7, 2021. Building permit issued May 28, 2021.</td>
<td>Carol Schwartz AMCAL Housing (818) 706-0694 <a href="mailto:cschwartz@amcalhousing.com">cschwartz@amcalhousing.com</a></td>
</tr>
<tr>
<td>Project Name, Address/Location, Case File Number, Map Number</td>
<td>Description</td>
<td>History/Status</td>
<td>Contact</td>
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</table>
| Ocean Lofts  
1258 Ocean Avenue  
UP07-01, DR07-02, VAR07-01  
Map No. 6 | Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval. | 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 on February 15, 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. Permit to remove 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” several 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, and have been reactivated after a temporary suspension. Building permits were approved and ready to be issued in December 2016 pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house. Demolition permit issued June 2, 2017; building permits for two new units issued June 7, 2017. Planning Commission recommended approval of design modifications to add roof decks on 4-1 vote with one abstention and one absence on January 25, 2018; City Council approved modifications on 3-2 vote on March 6, 2018. | Ali Eslami  
(510) 774-8387  
a.ali.eslami@outlook.com |
<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
<th>Description</th>
<th>History/Status</th>
<th>Contact</th>
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</thead>
</table>
| **Ocean Avenue Townhomes**  
1276 Ocean Avenue  
UP07-09, DR07-15  
Map No. 4 | Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane. | Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live/work project (see above). 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. Met with applicant on October 29, 2015 to discuss third floors added to Units 3 and 4 without permits; applicant was directed to remove third floor from Unit 3 and legalize third floor in Unit 4 by submitting a building permit application, including enlargement of windows in all units to comply with egress requirements. Letter to this effect was sent to applicant on October 30, 2015. Revised plans for work without permits were submitted on December 16, 2015. First review comments sent on January 6, 2016. Revised plans received May 13, 2016; second review comments sent on June 6, 2016. Revised plans received October 20, 2016; third review comments sent on November 11, 2016. Revised plans received December 27, 2016; fourth review comments sent January 31, 2017. Fire Department approved fifth review plans on February 3, 2017. Revised plans received June 2, 2017; sixth review comments sent June 16, 2017. Revised plans approved on August 22, 2017; permit for revised scope of work issued on April 23, 2018 when fees were paid. Peabody Lane Emergency Vehicle Access and “No Build” easement signed by City Manager on February 11, 2020 and recorded on March 4, 2020. Temporary certificate of occupancy issued on March 8, 2022. | Sasha Shamszad  
MRE Commercial  
(510) 849-0776  
sshamszad@yahoo.com |
| **2-Unit Replacement**  
1270 64th Street  
UPDR20-004  
Map No. 7 | Construction of two new units and demolition of two existing units. Demolition requires City Council approval. Former code enforcement case. Court-appointed receiver cleaned up property and sold to new owners. | Planning Commission study session held May 27, 2021. City Council study session held July 6, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved on December 21, 2021. Received demolition permit applications on March 8, 2022. | Leonardo Escaroz  
Baran Studio Architecture  
(510) 520-4860  
lescaroz@baranstudio.com |
<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
<th>Description</th>
<th>History/Status</th>
<th>Contact</th>
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<tbody>
<tr>
<td>4-Unit Replacement 1271 64th Street UPDR21-005 Map No. 8</td>
<td>Construction of four new units and demolition of four existing units. Demolition requires City Council approval. Previously approved as addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom. During construction, it was discovered that the existing building had been entirely demolished.</td>
<td>Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016. Received building permit application on December 7, 2017. Building permit approved on July 3, 2019 and ready to issue pending payment of permit fees. Fees paid and building permit issued on December 15, 2020. Stop work order issued on May 18, 2021 when it was discovered that existing building had been demolished, which required City Council approval. Application for new building and demolition of existing residential units submitted on June 23, 2021. Planning Commission recommended approval on October 28, 2021; City Council approved with conditions on December 21, 2021. Received demolition and 4-unit replacement building permit applications on March 3, 2022.</td>
<td>Aquis Bryant, Owner (707) 205-7605 <a href="mailto:richkidentinc@gmail.com">richkidentinc@gmail.com</a></td>
</tr>
<tr>
<td>Group Residential 5876 Doyle Street UPDR20-003 Map No. 14</td>
<td>Renovation of former single-family residential unit into Group Residential facility with 12 rooms.</td>
<td>Application is incomplete; Planning Commission study session deferred until required information is submitted.</td>
<td>Jean Williams Owner’s Representative (913) 593-8703 <a href="mailto:jwilliams@a-bconstruction.net">jwilliams@a-bconstruction.net</a></td>
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<tr>
<td>Duplex Conversion 1291 55th Street UPDR21-007 Map No. 18</td>
<td>Conversion of existing single family home into two units with additional floor area.</td>
<td>Application submitted September 7, 2021. (Similar project by another applicant approved by Planning Commission on April 25, 2019 and expired on April 25, 2020.) Planning Commission study session held on December 9, 2021. Planning Commission approved January 27, 2022.</td>
<td>Elias Horat Creates Cool LLC (415) 299-2722 <a href="mailto:elias@createscool.com">elias@createscool.com</a></td>
</tr>
<tr>
<td>Intergenerational Affordable Housing 4300 San Pablo Avenue ZC22-001 Map No. 20</td>
<td>New 5-story, 68-unit, 100% affordable intergenerational housing project with ground floor amenity and community space. To be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</td>
<td>Pre-application submitted on February 8, 2022; Planning Commission study session held March 24, 2022.</td>
<td>Bianca Neumann EAH Inc. (415) 295-8886 <a href="mailto:Bianca.Neumann@eahhousing.org">Bianca.Neumann@eahhousing.org</a></td>
</tr>
<tr>
<td>Project Name, Address/Location, Case File Number, Map Number</td>
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<tr>
<td><strong>47th Street Homes</strong>&lt;br&gt;1034-1042 47th Street&lt;br&gt;UPDR18-002&lt;br&gt;Map No. 19</td>
<td>Demolition of four single unit houses and construction of six new duplex units.</td>
<td>Community Meeting held September 5, 2019. Planning Commission study session held October 24, 2019. City Council study session held January 21, 2020. Planning Commission public hearing held June 25, 2020, at which Commission voted to recommend denial. City Council held public hearing on September 15, 2020 and continued the item to October 6, 2020, with direction to staff to provide the date the application was deemed complete. City Council held new public hearing on October 6, 2020, after which they approved the project with a requirement for a regulatory agreement with the City for the provision of one deed-restricted, two-bedroom affordable unit, for a period of 20 years, on the adjacent parcel to the north. Related lot line adjustment withdrawn by applicant on May 19, 2021.</td>
<td>Mark Forbes&lt;br&gt;c/o Rhoades Planning Group&lt;br&gt;(510) 526-7933&lt;br&gt;<a href="mailto:mforbes@feforbes.com">mforbes@feforbes.com</a></td>
</tr>
<tr>
<td><strong>3637 Adeline Supportive Housing</strong>&lt;br&gt;3637 Adeline Street&lt;br&gt;ZC21-005&lt;br&gt;Map No. 22</td>
<td>Demolition of existing U.S. Spring industrial building and construction of new 7-story, 90-unit, 100% affordable housing project, to be processed under SB35 and AB1763, which require ministerial approval based on “objective development standards” and no maximum density within half-mile of transit.</td>
<td>Previous project for a new five-story building with 29 rental residential units and 4 to 6 live/work units approved by Planning Commission on March 22, 2018 and expired on March 22, 2021. Pre-application for 7-story, 90-unit, 100% affordable housing project submitted on February 9, 2021; applicant voluntarily requested Planning Commission study session, which was held March 25, 2021.</td>
<td>Ali Kashani&lt;br&gt;RB Adeline LLC&lt;br&gt;(510) 385-1340&lt;br&gt;<a href="mailto:akashani@citycentric.net">akashani@citycentric.net</a></td>
</tr>
<tr>
<td><strong>Bay Center Life Science Building</strong>&lt;br&gt;6425, 6455 and 6475 Christie Avenue&lt;br&gt;PUD21-002&lt;br&gt;Map No. 9</td>
<td>New 210,000 square foot lab building and 1,114 space parking garage.</td>
<td>Pre-application submitted on December 10, 2021. Planning Commission study session held March 24, 2022.</td>
<td>Tom Wagner&lt;br&gt;Bay Center Investors LLC c/o Harvest Properties&lt;br&gt;(510) 808-5224&lt;<a href="mailto:br.twagner@harvestproperties.com">br.twagner@harvestproperties.com</a></td>
</tr>
<tr>
<td><strong>EmeryStation Overland</strong>&lt;br&gt;1580 62nd Street&lt;br&gt;UPDR21-001&lt;br&gt;Map No. 10</td>
<td>New 300,000 square foot lab building and 450 space parking garage.</td>
<td>Application filed March 1, 2021. Planning Commission study session held April 22, 2021. City Council study session on flexible community benefit held July 20, 2021. Follow-up City Council study session held November 16, 2021. Second Planning Commission study session held March 24, 2022.</td>
<td>Geoffrey Sears&lt;br&gt;Wareham Development&lt;br&gt;(415) 457-4964&lt;br&gt;<a href="mailto:gsears@warehamdevelopment.com">gsears@warehamdevelopment.com</a></td>
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**OTHER**
## Community Development Department
### Status of Major Development Projects
#### March 2022

<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
<th>Description</th>
<th>History/Status</th>
<th>Contact</th>
</tr>
</thead>
</table>
| **Life Sciences Tower**  
5850 Shellmound Way  
UPDR21-004  
CA Ventures  
(312) 994 1880  
MLee@ca-ventures.com |
| **Emeryville Center of Innovation**  
Vicinity of 53rd and Hollis Streets  
FDP19-002  
Map No. 15 | Build-out of former Novartis portion of Chiron Life Sciences Center Planned Unit Development, consisting of four new lab buildings totaling approximately 911,800 square feet and a parking structure with approximately 1,991 spaces. | Novartis portion of Chiron PUD acquired by BioMed Realty in March 2019. Planning Commission study sessions held December 12, 2019; April 23, 2020; and August 27, 2020. Planning Commission approved February 25, 2021. Two building permit applications submitted on October 21, 2021 to demolish the existing surface parking lot and for rough grading for future Buildings 2 and 14. Received three building permit applications on November 23, 2021 to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B. Received foundation-only building permit application on November 24, 2021 for Building 14. Received foundation-only building permit application for Building 2 on December 6, 2021. Issued rough grading and demolition permit for existing parking lot at future Building 14 on February 16, 2022. Approved building permit application for rough grading and demolition permit for existing parking lot at future Building 2 on February 17, 2022. Approved foundation-only building permit application for Building 14 on March 1, 2022. Received superstructure building permit application for Building 14 on March 1, 2022. Approved foundation-only building permit application for Building 2 on March 2, 2022. Issued permit to demolish existing surface parking lot and for rough grading for future Building 2 on March 10, 2022. Received superstructure building permit application for Building 2 on March 18, 2022. Approved three permit applications to demolish the existing buildings 7A and G-T and for rough grading for future Buildings 8A and 8B on March 8, 2022. | Salil Payappilly  
Biomed Realty  
(858) 705-8076  
salil.payappilly@biomedrealty.com |
<table>
<thead>
<tr>
<th>Project Name, Address/Location, Case File Number, Map Number</th>
<th>Description</th>
<th>History/Status</th>
<th>Contact</th>
</tr>
</thead>
</table>
| **Bay Street Grocery Store**  
5615 Bay Street  
FDP21-002  
Map No. 16 | Construction of new 48,500 square foot grocery store with rooftop parking to replace former Old Navy/Elephant Bar building on Bay Street Parcel B. | Pre-application submitted on July 7, 2021. Planning Commission study session held September 23, 2021. City Council study session held October 19, 2021. Planning Commission study session on revised design held January 27, 2022. Planning Commission approved on February 24, 2022, with condition that northern ramp to rooftop parking be removed and Bay Street not be open to motor vehicle traffic between Ohlone Way and surface parking lot south of grocery store. Received demolition permit application for the existing retail Building B and building permit application to relocate the existing AT&T utility hut on March 25, 2022. | Eric Price  
Lowney Architecture  
(510) 836-5400  
eric@lowneyarch.com |
| **Emeryville Center for the Arts**  
4060 Hollis Street  
UPDR18-006  
Orton Development, Inc.  
(510) 833-6250  
ddial@ortondevelopment.com |
## PERMITS ISSUED

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## VALUATION

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## FEES COLLECTED

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## Footnotes

* Parks and Recreation and Affordable Housing Fees became effective on September 15, 2014
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<tr>
<th>PROJECT</th>
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<th>PERMIT ISSUED</th>
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<td>SHERWIN WILLIAMS BUILDING 1-31 ADAPTIVE REUSE</td>
<td>$9,543,775</td>
<td>26-Oct-21</td>
<td>30%</td>
<td>3 5 0 8 8 10 34</td>
</tr>
<tr>
<td>UPSIDE FOODS, 6201 SHELLMOUND ST</td>
<td>$1,819,657</td>
<td>25-Aug-21</td>
<td>100%</td>
<td>3 5 2 0 9 2 0 0 0 0 21</td>
</tr>
<tr>
<td>ATRIUM BUILDING RENOVATIONS, 1650 65TH STREET</td>
<td>$9,382,415</td>
<td>11-Nov-20</td>
<td>5%</td>
<td>0 0 0 1 0 0 0 0 0 0 3</td>
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<tr>
<td>BAYVIEW APARTMENTS (6701 SHELLMOUND STREET)</td>
<td>$71,393,504</td>
<td>28-May-21</td>
<td>38%</td>
<td>9 24 16 7 10 7 14 16 25 128</td>
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<tr>
<td>CITY INSPECTIONS (Miscellaneous Projects)</td>
<td>CONT.</td>
<td>CONT.</td>
<td>CONT.</td>
<td>174 94 99 148 205 139 265 168 282 1,574</td>
</tr>
<tr>
<td>CODE ENFORCEMENT</td>
<td>CONT.</td>
<td>CONT.</td>
<td>CONT.</td>
<td>3 2 6 1 4 5 8 3 2 34</td>
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