




## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** November 1, 2015

**TO:** Carolyn Lehr, City Manager

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

**SUBJECT:** **PROGRESS REPORT – OCTOBER 2015**

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### HIGHLIGHTS OF THE MONTH

The City Council approved new regulations for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system, and increased the Affordable Housing Impact Fee to \$28,000 per unit. The Council also approved purchase of the sculpture “Dancing Hands” by Emeryville Artist Jeff Margolin as this year’s annual art show purchase award.

The Planning Commission approved a tentative subdivision map for the Marketplace project, and voted to recommend City Council adoption of an ordinance to amend the Planning Regulations to add a map and list of significant structures.

Two major projects reached the “finish line” in October, with final certificates of occupancy issued for the Shell gas station, and for Nordstrom Rack and Ulta Beauty at the East BayBridge shopping center. Meanwhile, a building permit was issued for \$35 million in tenant improvements for Stanford Health Care in the EmeryStation Greenway building, and over \$1.5 million in development impact fees were collected in October. Staff of the Building and Planning divisions served more customers at the front counter in October than in any other month in the past nine years.

Staff submitted a proposal to MTC for \$1 million in federal funding for parking meters, enforcement equipment, signage, and striping for the North Hollis Parking Program and possible related Transportation Demand Management strategies.

Staff attended a number of conferences, meetings, and training sessions in October. Planning staff attended, and helped organize, the annual American Planning Association California Chapter conference in Oakland; attended a training session on the Subdivision Map Act; and participated in the Alameda County Local Government Leadership Academy. The Chief Building Official attended the California Association of Code Enforcement Officers (CACEO) annual conference in Anaheim, and a meeting of the California Building Standards Commission in Sacramento.

We bid a fond farewell to Acting Economic Development and Housing Manager Michelle De Guzman, who is leaving Emeryville after 13 years to pursue a position as a project manager with the San Francisco Office of Investment and Infrastructure, working on the Mission Bay project.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### October 6

**Parklets.** The City Council heard an informational report on parklets. In response to recommendations from the Parks and Recreation Committee, the Council directed staff to work with the committee to evaluate the financial impact of establishing a parklet program, generate a draft plan for implementation, and outline specific geographic areas for parklet implementation.

#### October 20

**Residential Development Rules.** The Council held a public hearing on the proposed new regulations, incentives, and guidelines for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system. The Council unanimously approved a resolution amending the General Plan to lower the base levels for floor area ratio (FAR), building height, and residential density; a resolution increasing the Affordable Housing Impact Fee to \$28,000 per unit; and the first reading of an ordinance to amend the Planning Regulations. The Council made the following modifications to the ordinance:

- The “Flexible Community Benefit” was modified to add a provision that it be based on 10 points for every 1% of project construction valuation, similar to other community benefits, and that Universal Design, which used to be its own bonus category, be added as an example of a flexible community benefit.
- The parking requirements were modified to reduce the parking requirement for Multi-Unit Residential uses to 1 space per unit, to match GreenTRIP certification requirements.
- The “Unit Mix” requirement was modified to increase the requirement for three or more bedroom units from no fewer than 10% to no fewer than 15%.
- “Transportation Demand Management” requirements were modified to require that the TDM plan be submitted with the development application for approval by the Planning Commission or City Council in conjunction with approval of the development.

The ordinance will come back to the Council for second reading and final passage on November 3. The General Plan amendment will take effect on November 19, the Planning Regulations amendment will take effect on December 3, and the Affordable Housing Impact Fee increase will take effect on December 19.

**Purchase Award.** The Council approved the Public Art Committee’s recommendation of the sculpture entitled “Dancing Hands” by Emeryville Artist Jeff Margolin as this year’s purchase award. It will be mounted in the foyer at the top of the stairs outside the Council Chambers, and a reception will be held on Thursday, December 10.

**South Bayfront Pedestrian Bicycle Bridge.** The Council reviewed the design of the bridge and approved a contract amendment with Biggs Cardosa Associates to update the design documents prior to advertising for bids.

**Economic Development Advisory Committee.** The Council approved a revision to the composition of the Economic Development Advisory Committee to reassign the seat designated for a representative from the Emeryville Chamber of Commerce to a representative from the Emeryville business community.

## PLANNING COMMISSION

The Planning Commission considered the following items as its October 22 meeting:

**Marketplace Tentative Map.** The Commission unanimously approved a Major Subdivision permit for a Tentative Map reconfiguring four existing parcels to create eight new parcels on the 13.88 acre Marketplace site and to realign Shellmound Street and to create new 62<sup>nd</sup> Street, 63<sup>rd</sup> Street and Market Drive consistent with the Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. The project involves removal of 19 street trees. The Commission's approval included a modification to require installation of a raised crosswalk on 63<sup>rd</sup> Street at Market Drive.

**Sutter Health Signs.** The Commission denied an application for two illuminated high-rise identification signs at 2000 Powell Street. In denying the proposed signs, the Commission stated that they were not necessary because of the nature of the establishment and its location, that the proposed signs were larger than necessary to adequately identify the establishment, and that the signs were not of extraordinary design significance to justify their size. The vote on denial was 4 ayes (Bauters, Donaldson, Kang, and Chair Gunkel), 2 noes (Cardoza and Moss), and 1 abstention (Vice Chair Keller). It should be noted that Sutter still has the option to apply for administrative approval of smaller signs consisting of individual white letters under the Towers Master Sign Program, and, in fact, such an application was filed the following week.

**Significant Structures.** The Commission held a public hearing on proposed revisions to the Preservation of Structures regulations. On a vote of 6 ayes and 1 no (Cardoza), the Commission recommended retaining buildings that the working group had recommended deleting from the list of significant structures, retaining the existing criteria as a guide for future changes to the list, deleting the criterion of structures being 50 years old or older, adding architectural excellence as a criterion, and adding Novartis Building 4 at 53<sup>rd</sup> and Hollis Streets. The proposed ordinance will be forwarded to the City Council with the Commission's recommendations, and is scheduled for Council consideration on December 1.

**1225 65<sup>th</sup> Street Study Session.** The Commission held a second study session to review a proposal for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65<sup>th</sup> Street, including changes made in response to the previous study session held on March 26, 2015. The Commission was generally accepting of the proposed setback variance along the west side of the property, emphasized the need for a traffic and parking study, and provided feedback on unit and building design.

## PUBLIC ART COMMITTEE

The Public Art Committee met on October 1 and made a recommendation of the sculpture entitled “Dancing Hands” by Emeryville Artist Jeff Margolin as this year’s purchase award.

## HOUSING COMMITTEE

The Housing Committee held a special meeting on October 7 and completed a review of proposed tenant protection ordinance issues.

## ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

The committee met on October 14 and discussed residential tenant protections and a proposed “welcome to Emeryville” package developed by a subcommittee previously created for this purpose.

## DEVELOPMENT COORDINATING COMMITTEE

The DCC met on October 28 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works, Fire, and Police departments; and the City Attorney’s Office discussing the following projects:

***New Regulations for Multi-Unit Residential Development.*** DCC members reviewed the new regulations, incentives, and guidelines for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system that were approved by the City Council on October 20 and scheduled for final passage on November 3, as noted above.

***Stanford Health Care.*** The committee reviewed a proposal by Stanford Health Care to establish a valet parking drop-off area in front of their new medical office building and clinic in the EmeryStation Greenway building at 5800 Hollis Street. The proposal includes a canopy over the sidewalk; vehicle queuing along the curb; valet stations; curb, roadway, and sidewalk modifications; and signage on the building and in the public right-of-way. Staff expressed concern about the proposal’s potential to privatize the public sidewalk. Suggestions included reducing the size of the proposed canopy and valet area; increasing the height of the canopy; and considering relocating the valet area to immediately inside the building. Stormwater, transportation, and traffic impacts need to be assessed. The proposed signs need to be revised to reduce impacts and redesigned to take the building’s architecture into consideration. The proposal requires Planning Commission approval and is tentatively scheduled for a study session in January.

***1225 65<sup>th</sup> Street Residential Building.*** DCC members held a third review of the project. Issues discussed included the need for a stormwater plan and drainage requirements. Staff suggested reconfiguring the building to activate the 65<sup>th</sup> Street frontage with residential units at street level and eliminating units at the rear on the top story so that the building would step down towards Peabody Lane.

## PLANNING DIVISION

### CURRENT PLANNING PROJECTS

**Major Projects Chart and Table.** The attached bar chart illustrates the progress of each major development project through the Planning and Building “pipeline”, while the attached Major Projects table contains more detail on each project, and a key map shows the location of each project. Those projects that saw significant staff activity in October are discussed below.

**Marketplace Tentative Map.** Staff met internally on October 13 to discuss draft Conditions of Approval. As noted above, this subdivision application was approved by the Planning Commission on October 22.

**Sherwin Williams Mixed Use Project.** Staff continued to review the administrative draft environmental impact report and held an internal meeting to discuss Horton Street diverter analysis on October 26. Staff provided LSA with the second round of comments on the EIR on October 30.

**Anton Emeryville, 6701 Shellmound Street (“Nady Site”).** On October 26, staff and City consultant Arnold Mammarella met to discuss the project’s compliance with the Family Friendly Design Guidelines, followed by a meeting on October 30 with the applicant team. Staff continued to work on the environmental impact report for this project with anticipated publication in early November.

**Emeryville Center of Community Life.** Staff prepared a staff report for a noise waiver request for City Council consideration at their November 3 meeting.

**The Intersection Mixed Use Project (Maz site).** On October 19 staff met with developer Rick Holliday on-site to discuss the possibilities of using roof areas of the Maz building for restaurant and open space and adding a mezzanine level for commercial uses and other modifications. Staff was also introduced to the owner of a potential brew pub in the building. Staff subsequently provided floor area ratio (FAR) calculations to confirm that adding floor area would be within the prescribed limit.

**Ocean Avenue Townhomes.** On October 2, staff conducted an inspection of the five-unit townhouse project currently under construction at 1276 Ocean Avenue to assess the code compliance of third floors that were constructed without permits in two of the units. The results were reported to the City Manager and City Attorney on October 15. It was determined that the third floor in one of the units did not have sufficient ceiling height to comply with the Building Code and would need to be removed, while the third floor in the other unit did have sufficient ceiling height and therefore could remain. It will need to be legalized by obtaining a building permit and paying five times the permit fee, the standard charge for work without a permit. In order to justify the additional floor area, all of Peabody Lane, which is also owned by this developer, will be counted towards the site area, and a “no build” easement and emergency vehicle access easement will need to be recorded on it. In addition, it was noted that most of the bedrooms in all of the units did not have sufficient window area to comply with Building Code requirement for emergency egress, light, and ventilation, and will need to

be corrected. This decision was conveyed to the developer and architect at a meeting on October 29 and memorialized in a follow-up letter on October 30.

***Escuela Bilingüe Internacional Midblock Path.*** On October 1, staff met internally to discuss the midblock path between 45<sup>th</sup> and 47<sup>th</sup> Streets that had been required to be built as part of the Escuela Bilingüe Internacional (EBI) project. It was later deleted from the General Plan but the City Council subsequently decided that the path should be built after all. Staff met with EBI representatives to discuss this on October 8, and is scheduling a General Plan amendment to reinstate the path for Planning Commission consideration on December 10 and City Council consideration in January.

***Stanford Health Care.*** A Major Design Review application for modifications to the public right of way along the Hollis Street frontage and signs was submitted on August 31. As noted above, this project was reviewed at the October 28 DCC meeting.

***Sutter Health Signs, 2000 Powell Street.*** As noted above, a Major Sign application for two illuminated high-rise identification signs was denied by the Planning Commission at the October 22 meeting.

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

***1225 65<sup>th</sup> Street Residential Building.*** A Conditional Use Permit and Design Review application for a new twenty-four unit residential building was submitted on August 3. As noted above, this project was reviewed by the Planning Commission at a study session on October 22, and by the DCC on October 28.

***New Unit, 1056 45<sup>th</sup> Street.*** A Conditional Use and Design Review application for a new one-bedroom unit on a parcel with an existing duplex was submitted on June 4. Staff is reviewing revised plans received on October 6.

## **ADMINISTRATIVE CASES AND ACTIVITIES**

### **Design Review**

***J-Sei Trash Enclosure, 1285 66th Street.*** A Minor Design Review application for modifications to an existing trash enclosure was approved on October 15.

***Public Market Utility Relocation, 6001 Shellmound Street.*** A Minor Design Review application to relocate utility enclosures was approved on October 21.

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

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

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

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

**Stanford Health Center, 5800 Hollis Street.** A Major Design Review application for signs and modifications along the Hollis Street frontage was submitted on August 31 (pending).

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

## Signs

**Jos. A. Bank Temporary Sign, 5755 Christie Avenue.** A Temporary Sign application for one banner sign was approved on September 25.

**LePort School Sign, 1450 63<sup>rd</sup> Street.** A Minor Sign application for one wall sign was submitted on October 5 (pending).

**Propaganda Sign, 4000 Adeline Street.** A Minor Sign application for one illuminated wall sign was submitted on October 6 (pending).

**The Offices at Public Market Sign, 6001 Shellmound Street.** A Minor Sign application for one illuminated wall sign was submitted on October 8 (pending).

**Azteca Sign, 6425 Christie Avenue.** A Minor Sign application for one illuminated sign under a master sign program was submitted on October 9 (pending).

**Sutter Health Signs, 2000 Powell Street.** A Minor Sign application for two illuminated high-rise signs under a master sign program was submitted on October 26. This is in lieu of the larger signs that were denied by the Planning Commission on October 22 as noted above (pending).

## Conditional Use Permits

**Alloy LED LLC, 6121 Vallejo Street.** A Minor Conditional Use Permit application for an office use was submitted on September 15 (pending).

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

## Subdivisions

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

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



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

## ADVANCED PLANNING PROJECTS

**Residential Development Rules.** As noted above, on October 20 the City Council passed a resolution amending the General Plan to lower the base levels for floor area ratio (FAR), building height, and residential density; a resolution increasing the Affordable Housing Impact Fee to \$28,000 per unit; and the first reading of an ordinance to amend the Planning Regulations concerning multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the development bonus system, with some modifications to the ordinance. Staff revised the ordinance accordingly and prepared a brief staff report summarizing the changes, for the Council's consideration of second reading of the ordinance at the November 3 meeting. Information about the new regulations, incentives, and guidelines is posted at <http://emeryville.org/newresidentialdevelopmentrules>.

**Significant Structures.** As noted above, staff presented a draft ordinance to the Planning Commission on October 22, and began incorporating Planning Commission changes for a City Council hearing on December 1. Staff met internally on October 29 to discuss the changes.

**Plan Bay Area.** Staff reviewed ABAG and MTC's new growth projections, which were similar to those for Emeryville in the existing Plan Bay Area.

**Emeryville Crescent Path.** Staff spoke with San Francisco Bay Conservation and Development Commission staff about the potential for a living levee with a path on top of it.

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

**AC Transit Short-Term Service Expansion Plan.** Staff attended an AC Transit Board presentation in El Cerrito on October 14, discussed proposed route changes with City staff on October 22, discussed Emeryville's suggested changes with AC Transit staff at a workshop in Berkeley on October 24, and conveyed comments to AC Transit staff via website and email. AC Transit proposes routing the F transbay route to 65<sup>th</sup> and Shellmound and the J transbay route to Market Street, the 26 route from the Public Market to West Oakland BART via 65<sup>th</sup>-Hollis-Peralta, and a new route from UC Berkeley to the Public Market and then via 40<sup>th</sup> and Adeline to West Oakland BART. Emeryville staff comments focused on serving the transit hubs at the Shellmound/Amtrak bridge and San Pablo/40<sup>th</sup> intersections. AC Transit plans to implement these changes from March 2016 to March 2017. Recommended routes can be viewed and comments can be made at <http://www.actransit.org/sep/> and at Board hearings on November 11 at 2pm and 5pm. Staff began preparing a staff report for City Council consideration on December 1.



**AC Transit Long-Term Major Corridors Study.** Staff reviewed recommendations for 2020 including traffic signal timing for the 72R and 72M on San Pablo, increased frequency for the F transbay route, and Rapid signals and shelters for the 57 route on MacArthur-40<sup>th</sup>-Shellmound. Recommendations for 2040 include bus-only lanes and improved pedestrian and bicycle access for the F route, the MacArthur-40<sup>th</sup>-Shellmound route, and an extension of the 1R from Oakland to Emeryville via West Grand and Mandela. Recommendations can be viewed and comments can be made at <http://www.actransit.org/majorcorridors/>.

**Countywide Transit Plan Technical Advisory Committee.** Staff attended a meeting at Alameda County Transportation Commission (ACTC) offices on October 7. The committee recommended approval of recommendations including extending the 1R San Leandro-Fruitvale-Downtown Oakland service to West Oakland and Emeryville via West Grand and Mandela, and upgrading the F transbay route from U.C. Berkeley to Emeryville and San Francisco.

**Countywide Multimodal Arterial Plan.** Staff commented on ACTC's proposed modal priorities on arterials.

**San Francisco Core Capacity Transit Study Technical Advisory Committee.** Staff attended a meeting on October 20 that covered job projections for downtown San Francisco, South of Market, and Mission Bay; Transbay corridor capacity; and potential locations of a second Transbay tube: from the Oakland Estuary to downtown San Francisco and South of Market, or from Alameda to Mission Bay. (Emeryville is north of downtown San Francisco, so a tube from here would be longer than one from Oakland.)

**East Bay Economic Development Working Group.** Staff reviewed a map of industrial land.

**East Bay Sustainability Circle.** Staff attended a training session presented by REV on October 8 along with staff from PG&E, the US Green Building Council, Caltrans, California State Automobile Association, Bay Street, and Pixar. Topics included sustainability for businesses, sustainability initiatives, managing risks of climate change, and developing a sustainability action plan. REV staff met with Emeryville staff on October 21 to help start on initiatives for an action plan for staff operations.

**Short-Term Rentals.** Staff researched relevant portions of the Emeryville, Berkeley and Oakland codes, as well as articles about issues and code provisions in other cities regarding short-term rentals of part or all of dwelling units.

**General Plan Annual Report.** Staff researched other cities' reports to identify ways to make Emeryville's report more robust, as requested by the City Council in response to last year's report.

**Bike Share.** Staff held an internal meeting on October 22 to discuss provisions of the Memorandum of Understanding with MTC.

## BUILDING DIVISION

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

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

<b>Permits Issued:</b>	83
<b>Total Valuation:</b>	About \$42 million
<b>Fees Collected:</b>	About \$2.8 million (including over \$1.5 million in development impact fees)
<b>Inspections:</b>	1,313
- Major projects:	228 (17%)
- Other:	1,085 (83%)
<b>Fast Track Plan Check:</b>	
- Same day:	15 applications
- Within 2 weeks:	21 applications
- Expedited requests:	2 (plan review comments or permit approval within 3-5 days)
<b>Public Contacts and Inquiries:</b>	
- Counter contacts:	261 (highest since October 2006)
- Telephone inquiries:	131

### Major Projects Under Construction

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

- **Parc on Powell (formerly Parkside) Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail. (TCOs granted in February, June, and July.)
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street.
- **Doyle Street Lofts** – 5532 Doyle Street; demolition and replacement of two residential units.
- **East BayBridge Façade Upgrade** – 3839 Emery Street; façade improvements, subdivide existing tenant space. (COs for Nordstrom Rack and Ulta Beauty granted in October.)
- **LePort Schools** – 1450 and 1452 63<sup>rd</sup> Street; private pre-K through 1<sup>st</sup> grade school.
- **Stanford Health Care Medical Offices** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail. (Residential foundation permit issued in September 2014; superstructure permit application under review. Partial demolition permit for commercial structure issued in March.)
- **Marketplace Redevelopment Project, Phase IA (EMME Apartments)** – 64<sup>th</sup> and Christie; 190 residential units. (TCOs granted March 3 and March 13.)
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Pixar Warehouse Phase II** – 5000 Hollis Street; 28,637 square feet of storage in existing building. (TCO for Phase I granted September 18, 2014).
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.

- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **Papermill Park** – 1330 Stanford Avenue – new park and parking lot.

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

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

### Anticipated Major Development Projects

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

- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing. Grading, remedial site work completed.
- **Marketplace, Theater Site (Parcel D)** – Shellmound/new 63<sup>rd</sup>/new Market Drive/64<sup>th</sup>; 223 residential units.
- **Marketplace, Parcel C** – new 62<sup>nd</sup> and Shellmound Streets; 30,000 square foot New Seasons grocery store.
- **Anton Emeryville (“Nady Site”)** – 6701 Shellmound Street; redevelopment of former industrial site for 221 rental housing units.
- **EmeryStation West @ Transit Center** – 59<sup>th</sup> and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

### Pre-Submittal Meetings

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

- **Public Market Expansion** – 5959 Shellmound Street; renovation, doors, walls with mechanical, electrical and plumbing.
- **Marketplace Tower** – 6001 Shellmound Street, 1<sup>st</sup> floor; lobby renovation, add decorative metal.
- **6001 Shellmound Street, 2<sup>nd</sup> floor** – demolition entire floor of existing walls, mechanical, electrical, and plumbing.
- **4309 Essex Street** – demolish existing one story storage structure including foundation.
- **4322 Salem Street** – reroof, remove existing roof, install oriented strand board (OSB), 30 pound felt, composition shingles.
- **1421 Park Avenue** – demolition of warehouse structure including foundation.
- **4314 Salem Street** – remove existing roof, install OSB, felt and composition shingles.
- **1099 45<sup>th</sup> Street** – replace 35 feet of building foundation.
- **1007 41<sup>st</sup> Street, #211** – repair water damage; sheetrock, gypsum concrete.
- **3 Admiral Drive, Unit F257** – install new shower pan, Hardee backer and tile.
- **2100 Powell Street** – parking garage, site accessibility, bathrooms and path of travel campus update.

- **2 Admiral Drive, Unit B282** – master bath remodel; install new shower pan and wall surround.
- **1256 64<sup>th</sup> Street, Unit B** – bathroom remodel; install drywall, replace plumbing.
- **Courtyards at 65<sup>th</sup>** – 1465 65<sup>th</sup> Street; business center remodel.
- **1087 45<sup>th</sup> Street** – kitchen remodel, new rear deck and stair.
- **6363 Christie Avenue, Unit 623** – remodel kitchen, replace appliances, cabinets, countertops.
- **Novartis Building 4** – 5300 Chiron Way; tenant improvements, server, relocate vending machines.
- **Emeryville Veterinary Clinic** – 3995 Emery Street; tenant improvements.
- **Paula LeDuc** – 4213 Hollis Street; tenant improvements; add three-bowl sink, floor sink.
- **2000 Powell Street, 2<sup>nd</sup> floor** – landlord improvements, employee lounge and training room.
- **J Sei** – 1285 66<sup>th</sup> Street; tenant improvements; community use spaces and staff office.
- **Jos A. Bank** – 5755 Christie Avenue; tenant improvements; clothing store.
- **Best Coast Burritos** – 1400 Powell Street, #C; install illuminated channel letter sign.
- **Pixar Warehouse** – 5000 Hollis Street; reconfigure existing storage space, new restroom.
- **Market Ready** – 2100 Powell Street, #850; tenant improvements.
- **Stanford Health Care** – 5800 Hollis Street; Phase I, structural, demolition, and "make ready".
- **Ike's** – 1333 Powell Street, #A-12; tenant improvements; new sandwich shop, interior only.
- **1254 64<sup>th</sup> Street** – rewire existing second floor plugs, switches, fixture outlet.
- **LePort School** – 1450 63<sup>rd</sup> Street; temporary power for construction site.
- **3 Admiral Drive, Unit F257** – replace tub with shower, new shower valve (pan by others).
- **2 Commodore Drive, Unit D273** – install shower pan and dishwasher.
- **5560 Vallejo Street** – install new 4" diameter High Density Polyethylene (HDPE) sewer lateral to site without existing lateral.
- **5795 Christie Avenue** – test 4 laterals and 5 manholes, 6" diameter.
- **90 and 92 Emery Bay Drive** – replace one 4" diameter HDPE lateral.

### Construction Meetings

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

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

## Projects Completed or Nearing Completion

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

- **Epic Care** – 1480 64<sup>th</sup> Street (CO)
- **American Eagle Outfitters** – 5653 Bay Street, #2386 (CO)
- **Nordstrom Rack at East BayBridge Center** – 3839 Emery Street, #100 (CO)
- **Ulta Beauty at East BayBridge Center** – 3839 Emery Street, #200 (CO)
- **Shell Gas Station** – 1800 Powell Street (CO)
- **Temporary Construction Office** – 5800 Hollis Street (in garage) (TCO)
- 19 sub permit types (finals).

## Code Enforcement/Graffiti Abatement

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

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

## Customer Feedback Questionnaire

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

## ECONOMIC DEVELOPMENT AND HOUSING DIVISION

### ECONOMIC DEVELOPMENT

**Minimum Wage.** There have been no additional Minimum Wage Ordinance complaints filed with the City this month. Two of the open investigations are almost complete, and the employers are being notified of the City's findings and requirements for compliance. Neither case resulted in the need for restitution of wages owed, and have so far been able to be resolved in an informal manner. Staff is continuing with the remaining investigation by conducting a document request, a site visit, and interviews with the employer and current employees. Further information is available at <http://www.emeryville.org/1024/Minimum-Wage-Ordinance>.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street.** On October 13, staff coordinated the quarterly meeting with Wareham, Caltrans, and Amtrak to maintain project momentum and meet State Transportation Improvement Program (STIP) funding requirements for the project.

**Small Business Support.** Staff and the City Manager met with the Councilmember Asher on October 7 to discuss potential small business support programs.

**Fair Workweek.** On October 21, staff and the City Manager met with the Councilmember Martinez and representatives from community organizations supporting development of fair workweek legislation.

**Worker-Owned Cooperatives.** On October 26, staff attended a national workshop in Oakland on worker-owned cooperatives, sponsored by the Democracy at Work Institute, Project Equity and Citi Community Development.

**Emeryville Business Listing on Website.** Staff worked with Finance to update the business license application form to allow businesses to request to be listed on the City website, and to gather data on residential landlords.

**Local Business Assistance.** Staff met with representatives of TubeMogul on October 14, who are looking for a larger space in Emeryville to consolidate their operations.

**Economic Development Project Meeting.** Economic Development and Housing staff, the Community Development Director, Public Works Director, City Attorney, and City Manager held their regular monthly meeting on October 21 to review the status of various economic development projects and programs.

## **AFFORDABLE HOUSING**

**Parc on Powell Project.** Almost 900 applications were received for the eight very low income and 13 moderate income units at Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill). The lottery took place on November 12, 2014. Staff continues to review the applications. Two households were approved in October and a total of 18 out of 21 units have now completed the review process.

**EMME Housing Project.** Staff completed review of five requests for reimbursement and arranged for final disbursement and close of escrow.

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

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

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

**Homeless.** Staff continues to work with North County jurisdictions and the County on coordinated efforts regarding people experiencing homelessness. The contract with Berkeley Food and Housing continues to provide services for homeless outreach and case management, including outreaching to homeless during inclement weather. Staff is coordinating with Fire, Police and Community Services to identify and locate people experiencing homelessness in our community and to engage them in an effort to provide harm reduction services and start the process of finding permanent housing solutions. Staff is working with the North County jurisdictions to plan for the 2015-2016 Winter Shelter Program, and is assisting EveryOne Home with their HUD funding process. Staff prepared a resolution authorizing the City Manager to



enter into a memorandum of understanding with the City of Oakland for the operation of a winter shelter for up to 50 persons for the period of November 15, 2015 through April 15, 2016 for consideration at the November 3 City Council meeting.

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

**Housing Notification.** Staff added 176 people to the Housing Notification List.

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

**Public Information.** Staff fielded 15 calls and emails regarding housing search, 6 calls and emails regarding landlord/tenant issues, and 5 walk-ins with housing related issues.

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

- BMR Program: One BMR unit was sold (in the Glashaus development), and two BMR units are in contract to sell (one in Oak Walk and one in the Oliver Lofts development). Staff coordinated with one BMR homeowner and lender in foreclosure.
- Loan Payoffs: One Ownership Housing Assistance Program (OHAP) and one CalHome loan payment were received in October due to a BMR resale.
- Owner Occupancy Violators: Correspondence with five owner-occupancy violators including one market-rate unit and four BMR units continued.
- Subordinations: No applications were received for the month of October.
- Owner-occupancy monitoring: Staff continued the owner-occupancy monitoring process for program participants, which will continue into 2016.
- Staff responded to over 120 general inquiries via telephone and email from current and potential program participants.
- Staff initiated home ownership monitoring with a database update and records verification.

## **GRANT ADMINISTRATION**

***Metropolitan Transportation Commission Climate Initiatives Parking Management and Transportation Demand Management Program.*** In July, staff submitted a Letter of Interest for the North Hollis Paid Parking Program and related Transportation Demand Management (TDM) Program in response to MTC's Climate Initiatives Parking Management and TDM Grant Program. On August 28, staff was notified that our Letter of Interest was successful, and we have now been invited to submit a full application, which was submitted by the due date of October 2. Staff anticipates award notification on November 13.

***Cap and Trade Funds.*** Staff attended a workshop on the 2015-2016 Affordable Housing and Sustainable Communities Program (state Cap and Trade funds) to determine project eligibility, and commented on guidelines for the grant project selection that inequitably impacts projects in jurisdictions like Emeryville that have minimal (and recently reduced) parking requirements .

***Measure BB.*** Staff commented on the grant application guidelines for shuttles under ACTC's Measure BB funded, Community Development Investment Program (CDIP) due October 22.



Staff comments included a need to increase total funding per year and the cap for five years and release of funds in 2016 rather than 2017.

## CAPITAL PROJECTS

**Safe Routes to School.** In October, staff monitored disadvantaged business outreach for the bid of the federally-funded Safe Routes to School project.

**Safe Routes to Transit.** Staff concluded a grant audit in October.

**Christie Avenue Bike Path.** Staff sought a time only extension from Alameda County Transportation Commission (ACTC) for the Christie Avenue Bicycle and Pedestrian Path in October.

## PUBLIC ART PROGRAM

**Poet Laureate Program.** The existing Emeryville Poet Laureate served through October, giving two poetry readings at the Emeryville Celebration of the Arts showcase. Staff reached out at one of the shows to attendees for recruitment and placed an open-ended call in the Winter Activity Guide. Staff is directing ineligible applicants to potentially teach poetry classes through Community Services to augment the program.

**Public Art Master Plan.** In October, a Public Art Committee (PAC) subcommittee interviewed the two finalists, Designing Local and Todd Bressi, for the Public Art Master Plan consultant, and staff conducted reference checks. A recommendation for selection and budget augmentation will be made to the PAC on November 12.

**Purchase Award.** As noted above, the PAC approved the Purchase Award Selection panel's recommendation at its October 1 meeting. The City Council approved the purchase at its October 21 meeting. Under purchase is Jeff Margolin's clay sculpture "Dancing Hands" to be placed in the foyer outside the Council Chambers in Old Town Hall. A plastic case ("vitrine") will be placed over the sculpture, and one will also be placed on Po Shun Leong's piece, also in the foyer. A reception celebrating the work's installation and the accomplishment of the Art in Public Places Program over the last 25 years is planned for Thursday, December 10.

**Signs of the Times.** In October staff contracted with Seyed Alavi and Peralta Service Corporation for installation of 20 new images and relocation of four images for a refreshment of the 25 existing figures on utility boxes in the piece known as "Signs of the Times" commissioned from Seyed Alavi in 2005. The work has been delayed to November 2015, pending weather conditions, and will include anti-graffiti nanotechnology.

**Emeryville Center of Community Life (ECCL) Public Art.** Selection panelists convened in October to interview and then nominate five finalists for commission of Conceptual Design proposals for three locations at the ECCL site, including the 53<sup>rd</sup> Street Gateway, the Welcome Center, and the Library Commons. Two artists are expected to be nominated for installation, with one at the 53<sup>rd</sup> Street Gateway and one at either of the two other locations.

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

## BROWNFIELDS

**3706 San Pablo Avenue.** Site cleanup was completed in September. In October staff completed annual reporting and will be completing grant closeout in the next quarter.

## ADMINISTRATION/OTHER

**Grifols.** On October 7, the Vice Mayor, City Manager, Community Development Director, Acting Economic Development and Housing Manager, and Public Works Director met at Grifols Emeryville headquarters with their key staff members, including Carsten Schroeder, President of Grifols Diagnostic Solutions Inc. City representatives were given a presentation on what Grifols is and what it does. Key City projects affecting Grifols were reviewed, including the adjacent Horton Landing Park and South Bayfront Pedestrian and Bicycle Bridge, and ways that Grifols could participate in community activities were discussed.

**American Planning Association California Chapter Conference.** Community Development Director Charlie Bryant, Senior Planner Miroo Desai, Associate Planner Diana Keena, and Assistant Planner Sara Billing all attended the APA California Chapter conference in Oakland on October 3-6. As the Diversity Chair of the Local Host Committee, Miroo Desai coordinated the Diversity Summit that featured a panel discussion on gentrification entitled a “Conversation on Displacement of Economic and Social Capital.” In addition, she organized and attended the Planners of Color Social Mixer. As State APA Awards Co-Coordinator, Associate Planner Diana Keena orchestrated the Awards Luncheon, which featured numerous awards for outstanding planning practice in California. Assistant Planner Sara Billing assisted as photographer of the award winners. Sessions attended included East Bay cooperation, Oakland specific plans and the future of downtown Oakland, the Los Angeles River, San Francisco’s central waterfront transformation, Richmond’s Livable Corridors Initiative, green infrastructure (storm water treatment) in urban design, sustainable streets (green complete streets), art in community revitalization, planning for fiber and broadband internet infrastructure, affordable housing and low-income housing tax credits, public benefit development bonuses, and how to prepare more effective staff reports and presentations.

**California Association of Code Enforcement Officers (CACEO) Conference.** The Chief Building Official attended the CACEO Annual Seminar held October 6-9 in Anaheim. Courses of training included dealing with foreclosures and abatements which addressed vacant, neglected properties that attract nuisance activity, crime and reduced property values and suggested creative tools for Code Enforcement Officials for abatement in most cases. Other courses attended were:

- *California Building and Property Maintenance Codes for Code Enforcement Officers.* This class covered topics on the use of the California Building Code, State Housing Laws and Property Maintenance Codes. How the codes should be administered, the adoption of these statutes, as well as legal authority on the use of these codes were discussed. Discussions also

included input from several Chief Building Officials attending the training as relates to enforcement, comparisons of State Housing Laws versus the Uniform Housing Code, the intent of property maintenance codes and the California Property Maintenance Code which is also now law.

- *Sovereign Citizenship and the Fourth Amendment.* This course included discussion of how the fourth amendment works and what a code enforcement officer may or may not do on private property when enforcing government laws and codes, and how to deal with “Constitutionalists”, or “Sovereign Citizens” and the tactics they will employ if their property is entered.

The conference ended with the annual business meeting and election of the 2015-2016 Board of Directors.

***California Building Standards Commission (CBSC) Meeting.*** The Chief Building Official attended the quarterly CBSC meeting in Sacramento on October 21 at which the Commission considered a letter received from the Berkeley City Council regarding consideration of an emergency proposal to amend the California Building Code (CBC) to reflect design changes to exterior projections or similar elements to higher code standards. The letter was a direct result of the tragic collapse of a deteriorated balcony which took place on June 16, 2015. Public hearing comments included the Housing and Community Development Department (HCD) Assistant Director of Code Standards, Shawn Huff. Mr. Huff addressed Berkeley’s proposal and recommended that, before considering any actions by the CBSC, an Ad Hoc committee be created to develop a plan of action, solicit input from regulatory professionals, manufactures, and stake holders, and establish findings. HCD further recommended proposing a code change during the International Building Code adoption process. Members of the Structural Engineers Association of California (SEAOC) stated support for HCD’s position and offered assistance in creation of recommendations for future CBSC consideration. The forensic findings and reports conducted by the City of Berkeley are not yet available for consideration and would be valuable information in moving forward. In the interim, HCD and SEAOC suggested that the City of Berkeley and other Bay Area jurisdictions utilize special inspection provisions currently recognized by the CBC. The discussion culminated in several commissioners acknowledging the tragic event and their condolences to families and those affected. The CBSC supported the creation of an Ad Hoc committee with one commissioner asking to play a role, suggested that the committee should not play a role in judgement, and that the committee must not lose the momentum in trying to change the design requirements for exterior projections in efforts to minimize future tragedies. The CBSC Attorney for General Services advised that consideration of the formation of an ad hoc committee to study building code provisions related to cantilever balconies and exterior elements can be an agenda item for the December CBSC meeting.

***Alameda County Planning Directors Meeting.*** On October 23, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the County of Alameda. The group discussed the County Community Choice Aggregation Program, a proposed County fracking ban (symbolic, since there is none), and the proposed absorption of the ABAG planning staff by MTC. Everyone provided an update on the

status of significant projects in their jurisdictions. The City of Hayward will host the next meeting on December 11.

**Local Government Leadership Academy.** Assistant Planner Sara Billing has been nominated to participate in the Alameda County Local Government Leadership Academy involving seven monthly meetings, the first of which was held on October 8. The academy includes 35 participants from cities throughout Alameda County. Each session will feature a guest presenter from a local government agency and presentation of a case study. Course work will include several real-world team projects and homework assignments. Dr. Frank Benest, former City Manager of Palo Alto, and ICMA Senior Advisor, and Eileen Beaudry, former Training and Development Manager for the City of San Jose, will serve as the principal instructors and facilitators.

**American Planning Association (APA) Related Activities.** In addition to helping organize the State APA conference, as noted above, Senior Planner Miroo Desai did outreach at Sunday Streets in San Francisco on October 11 and “Ciclovía Salinas” in Salinas on October 18.

**Local Hazard Mitigation Plan.** On October 8, the Community Development Director attended a meeting on the City’s Local Hazard Mitigation Plan sponsored by Human Resources and attended by the Public Works, Information Technology, and City Manager departments, Alameda County Fire Department, and interested citizens. The group continued brainstorming priorities for addressing potential hazards in Emeryville.

**Subdivision Map Act Class.** On October 16, Community Development Director Charlie Bryant, Public Works Director Maurice Kaufman, City Attorney Michael Guina, and Senior Planner Miroo Desai attended an all-day training in Dublin on the California Subdivision Map Act.

**Webinars.** Senior Planner Miroo Desai attended webinars on medical marijuana on October 20 and on AB57, a new State law on wireless telecommunications facilities, on October 21.

**Grants Coordination.** This interdepartmental committee met on October 15 to discuss grant opportunities from the Land Water Conservation Fund, Alameda County Transportation Committee, Bay Area Air Quality Management District, Environmental Protection Agency Water Board, and Affordable Housing and Sustainable Communities (AHSC) Program. In October, staff evaluated a new grant management and opportunity evaluation tool by eCivis, available to small jurisdictions at a minimal fee, and anticipates contracting for this service in November.

**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 October 21 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**City News and Activity Guide.** Staff coordinated preparation of articles for the winter News and Activity Guide.

***Farewell to Michelle De Guzman.*** On October 23, Acting Economic Development and Housing Manager Michelle De Guzman announced her resignation, effective November 18. Michelle has been offered a golden opportunity to advance her career in economic development as a project manager with the San Francisco Office of Community Investment and Infrastructure, and will be working on the implementation of the Mission Bay project. Michelle has been a City of Emeryville employee for 13 years, and was previously an Emeryville resident for nine years. As a Community and Economic Development Coordinator since 2002, Michelle was instrumental in many of the City's economic development and housing initiatives, including small business assistance, the first time homebuyers' program, and major development projects such as Bay Street. For the past 16 months, since the Economic Development and Housing Department was merged with the Planning and Building Department to form the Community Development Department, Michelle has served as the Acting Manager of the Economic Development and Housing Division, overseeing all of the functions of that division including affordable housing, public art, grants management, and economic development, including development and implementation of the minimum wage ordinance. We wish Michelle the very best in her new job and future career. She will be missed!

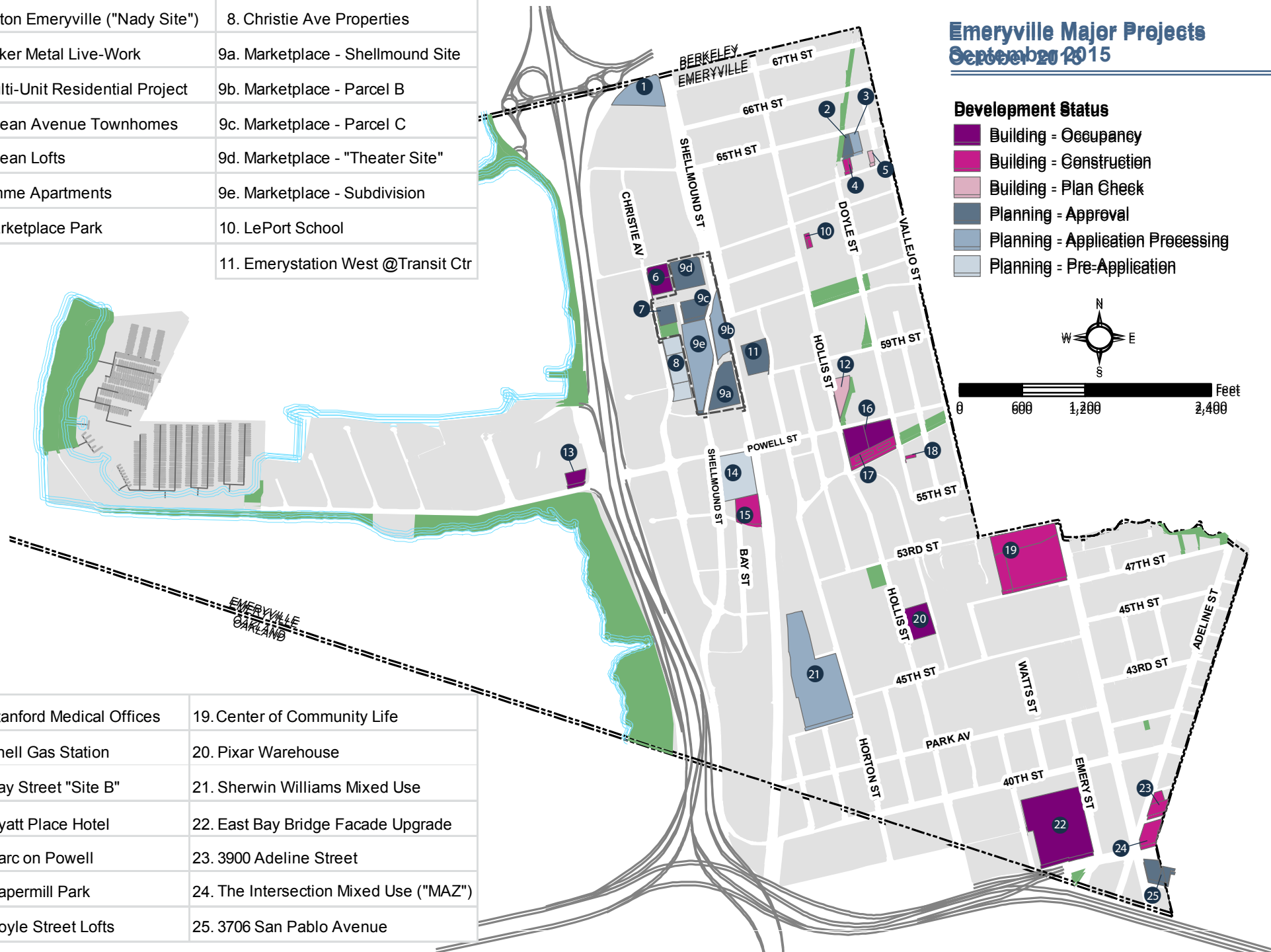
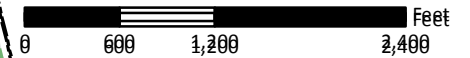
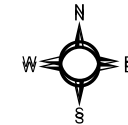
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6. Emme Apartments	9e. Marketplace - Subdivision
7. Marketplace Park	10. LePort School
	11. Emerstation West @Transit Ctr

## Emeryville Major Projects September 2015

### Development Status

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



12. Stanford Medical Offices	19. Center of Community Life
13. Shell Gas Station	20. Pixar Warehouse
14. Bay Street "Site B"	21. Sherwin Williams Mixed Use
15. Hyatt Place Hotel	22. East Bay Bridge Facade Upgrade
16. Parc on Powell	23. 3900 Adeline Street
17. Papermill Park	24. The Intersection Mixed Use ("MAZ")
18. Doyle Street Lofts	25. 3706 San Pablo Avenue

**Community Development Department**  
Major Development Projects  
October 2015

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
8	Christie Avenue Properties 3 parcels south of Christie Ave Park	Redevelopment of City-owned parcels	PC study session 12/11/14. CC study session 2/3/15.						
14	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelopment site rejected by State.						
12	Stanford Health Medical Offices 5800 Hollis St.	Modifications to Hollis Street frontage for valet parking	PC study session 12/10/15.						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study session 3/26/15. Second PC study session 10/22/15.						
9b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 25,000 s.f. Garage - 537 spaces	PC study session 12/12/13. Second PC study session 1/22/15.						
21	Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	PC study session 10/30/14. CC study session 1/20/15. EIR scoping meeting 1/27/15.						
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 211 units	EIR being prepared. PC study session and DEIR public hearing tentatively 12/10/15.						
9e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.			PC - 10/22/15			
9a	Marketplace - Shellmound Site Shellmound at railroad ped bridge	Residential - 167 units Retail - 14,000 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 7/23/15.			PC - 7/23/15			
9d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 6/25/15.			PC - 6/25/15			
9c	Marketplace - Parcel C Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Residential - 66 units	PC study sessions 12/12/13, 1/22/15, and 3/26/15. PC approved 5/28/15.			PC - 5/28/15			
7	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC approved 2/26/15.			PC - 2/26/15			
25	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC approved 1/22/15. CC approved Ground Lease DDA on 4/16/15.			PC - 1/22/15			
11	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	Grading permit for site remediation issued 7/22/15.			CC - 2/16/10			
2	Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			



Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
5	<b>Ocean Lofts</b> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.			CC - 4/17/07			
10	<b>LePort School</b> 1450 & 1452 63rd Street	School - pre K-1st grade	Foundation permits issued 6/26/15. Building permits issued 7/29/15.			PC - 2/26/15			
18	<b>Doyle Street Lofts</b> 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Demo permits issued 9/9/15. Building permits issued 9/14/15.			CC - 1/20/15			
12	<b>Stanford Health Medical Offices</b> 5800 Hollis Street	87,738 s.f. in EmeryStation Greenway building	Building permit application for Phase I submitted 8/6/15 and issued 10/16/15.			DCD - 11/21/14			
15	<b>Hyatt Place Hotel ("Site A")</b> NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Building permit issued 6/12/15.			PC - 4/24/14			
24	<b>The Intersection Mixed Use ("Maz")</b> 3800 San Pablo Avenue	Residential - 105 units Retail - 17,158 s.f.	Superstructure permit application received 6/30/15. Underground MEP permit issued 7/21/15.			PC - 8/22/13			
20	<b>Pixar Warehouse Phase II</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Bldg permit application for Phase II submitted 9/11/15 and issued 10/27/15.			PC - 12/13/12			
19	<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete; project is under construction.			PC - 8/22/13			
4	<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
23	<b>3900 Adeline Street</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Grading permit issued 9/2/14. Building permit issued 9/10/14.			CC - 1/20/09			
6	<b>Emme Apartments</b> 64th and Christie	Residential - 190 units	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.			CC - 10/19/10			
16	<b>Parc on Powell (formerly Parkside)</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	TCO for Building B (71 units) issued 2/27/15. TCO for Building A (98 units) issued 7/10/15.			CC - 11/18/08			
13	<b>Shell Gas Station Rebuild</b> NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Building permit issued 5/2/14. TCO issued 1/30/15. CO issued 10/15/15.			PC - 6/27/13			
22	<b>East BayBridge Façade Upgrade</b> 3839 Emery Street	Façade upgrades for existing and new retail tenants	CO for Nordstrom Rack issued 10/27/15. CO for Ulta Beauty issued 10/28/15.			PC - 7/24/14			

**Glossary of Abbreviations:**

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DCD =	Director of Community Development	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		

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

<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<b>EmeryStation West @ Emeryville Transit Center</b> 5959 Horton Street (“Mound” site north of Amtrak Station), and 62 <sup>nd</sup> and Horton Streets (Heritage Square parking lot site) UP09-03 Map No. 11	Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigated Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote. Remediation of site scheduled to start in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015. Issued grading permit on July 22, 2015 to remove contaminated soil.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Hyatt Place Hotel</b> Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002 Map No. 15	New hotel of 175 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)	Community meeting held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held January 23, 2014. Planning Commission approved on April 24, 2014. Received stormwater permit application on September 30, 2014. Received Geopier (Ground Improvement) Permit application on October 29, 2014. Received building permit application on December 29, 2014. Issued Geopier permit on January 30, 2015. Issued building permit on June 12, 2015.	Conrad Garner Ensemble Hotel Partners (562) 435-4857

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

<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Bay Street - Site B</b>  Shellmound/Powell/railroad  Map No. 14</p>	<p>To be redeveloped for mixed use project in conformance with Long Range Property Management Plan.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary Police Station issued May 2010. Police left site and moved back to Police Station on Powell Street in January 2012. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State. LRPMP rejected by State.</p>	<p>Michelle DeGuzman  Economic Development and Housing Division  (510) 596-4357</p>
<p><b>The Intersection Mixed Use Project (Maz)</b>  3800 San Pablo Avenue  UPDR13-001  Map No. 24</p>	<p>Renovation of former “Maz” building for 17,158 square feet of retail use, and 1,048 square feet of live-work; and construction of a new 75’, 5-story, 105-unit residential structure on the east portion of the lot over two levels of parking. Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application for residential structure on December 24, 2013. Submitted building permit application for commercial shell renovation on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014. Received demolition permit application on March 13, 2015. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015.</p>	<p>Rick Holliday  Holliday Development  (510) 588-5133</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Anton Emeryville (“Nady Site”)</b>  6701 Shellmound Street  UPDR14-003  Map No. 1</p>	<p>Redevelopment of former industrial site for approximately 211 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Environmental Impact Report being prepared; scoping meeting held May 11, 2015. Planning Commission study session and draft EIR public hearing tentatively scheduled for December 10, 2015.</p>	<p>Trey Teller  Anton Development Company.  (916) 400-2072</p>
<p><b>EMME Apartments</b>  (Marketplace Redevelopment Project Phase IA) Southeast corner of 64<sup>th</sup> Street and Christie Avenue  FDP08-02  Map No. 6</p>	<p>190 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Issued temporary certificate of occupancy for Phase I on March 3, 2015 and Phase II on March 19, 2015.</p>	<p>Josh Corzine  (650) 849-1669</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Marketplace - Park</b> Christie Avenue Park Redesign and Expansion FDP14-001 Map No. 7	Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.	Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
<b>Marketplace - Shellmound Site</b> Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002 Map No. 9a	Construction of new mixed use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.	Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on July 23, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
<b>Marketplace – Parcel B</b> Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62 <sup>nd</sup> Street Map No. 9b	25,000 s.f. retail; 537 space parking garage.	Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
<b>Marketplace – Parcel C</b> Marketplace Redevelopment Project between new 62 <sup>nd</sup> and new 63 <sup>rd</sup> Streets FDP13-001 Map No. 9c	30,000 s.f. grocery store, 66 residential units; 291 space parking garage.	Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session held March 26, 2015. Planning Commission approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C.	Mark Stefan City Center Realty Partners (415) 395-2908

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Marketplace - Theater Site</b> Marketplace Redevelopment Project Parcel D, southwest of 64 <sup>th</sup> and Shellmound Streets FDP14-003 Map No. 9d	Construction of new residential building with approximately 223 residential units and 296 residential parking spaces.	Received demolition permit application for UA Theater on June 24, 2014; approved on August 4, 2014 and ready to issue. Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session scheduled for April 23, 2015. Planning Commission approved on June 25, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
<b>Marketplace Subdivision</b> Generally bounded by UP Railroad, Shellmound Way, Christie Avenue and 64 <sup>th</sup> Street. SUBDIV15-002 Map No. 9e	Subdivision of entire Marketplace site, including realignment of Shellmound Street and creation of new 62 <sup>nd</sup> Street, 63 <sup>rd</sup> Street, and Market Drive.	Planning Commission approved October 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
<b>Sherwin Williams Mixed Use Project</b> 1450 Sherwin Avenue PUD13-001 Map No. 21	Redevelopment of former paint factory site for approximately 540 housing units and 94,600 s.f. of commercial space in six buildings, plus 2 acres of public open space.	Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session held January 20, 2015. EIR scoping meeting held January 27, 2015.	Joe Ernst srmErnst Development Partners (510) 219-5376
<b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.	Sasha Shamzad MRE Commercial (510) 849-0776

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Doyle Street Lofts</b>                      5532 Doyle Street                      UPDR14-002                      Map No. 18</p>	<p>Construction of two new dwelling units and demolition of two existing dwelling units. Demolition requires City Council approval.</p>	<p>Application submitted October 20, 2014. Planning Commission voted to recommend approval on December 11, 2014. City Council approved January 20, 2015. Received application for demolition permits on February 9, 2015. Received applications for building permits on February 11, 2015. Demolition permit approved April 21, 2015 and ready to issue. Approved building permit on May 5, 2015, and ready to issue. Issued demolition permits on September 9, 2015 and issued building permits on September 14, 2015.</p>	<p>Alex Bergtraun                      (510) 652-0612</p>
<p><b>Multi-Unit Residential Project</b>                      1225 65<sup>th</sup> Street                      UPDR15-001                      Map No. 3</p>	<p>New 24-unit residential building, all 2- and 3-bedroom units.</p>	<p>Planning Commission study session held March 26, 2015. Second Planning Commission study session held October 22, 2015.</p>	<p>Moshe Dinar, AIA                      (510) 759-2133</p>
<p><b>Parc on Powell (formerly Parkside and Papermill) Project</b>                      Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue                      UP07-07, DR07-11                      Map No. 16</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction. Received building permit application for Ike's Sandwiches tenant improvements on December 29, 2014. Temporary certificate of occupancy issued for 71 units in Building B on February 27, 2015. Issued temporary certificate of occupancy for 98 units in Building A and exercise room in Building C on July 10, 2015.</p>	<p>Peter Solar                      Equity Residential                      (415) 447-2690</p>



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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>3706 San Pablo Avenue</b>            UPDR14-001            Map No. 25</p>	<p>Redevelopment of former Golden Gate Lock &amp; Key site for City-sponsored affordable housing project with approximately 87 units and 6,130 square feet of commercial space.</p>	<p>Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) approved by City Council on May 20, 2014. Planning permit application submitted September 26, 2014. Planning Commission study session held October 2, 2014. Planning Commission approved on January 22, 2015. City Council approved Ground Lease Disposition and Development Agreement on April 16, 2015.</p>	<p>Felix AuYeung            EAH Housing            (415) 295-8854</p>
<p><b>39<sup>th</sup> and Adeline Residential Project</b>            3900 Adeline Street            UP06-12, DR06-19            Map No. 23</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Submitted building permit application on December 13, 2013. Demolition Permit was issued on June 30, 2014. Issued Grading Permit on September 2, 2014. Issued Building Permit on September 10, 2014.</p>	<p>Bob Huff            Madison Park Financial Corp.            (510) 452-2944</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Ocean Lofts</b>            1258 Ocean Avenue            UP07-01, DR07-02, VAR07-01            Map No. 5</p>	<p>Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Tree removal permit for street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently “sold” a number of times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to “place the property rights back into position held as of March 8, 2011.” Thus, planning and building permits are still considered valid, building permit is being processed and is expected to be issued soon.</p>	<p>Ali Eslami            (510) 774-8387</p>
<p><b>Baker Metal Live-Work</b>            1265 65<sup>th</sup> Street            UP07-09, DR07-15            Map No. 2</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad            MRE Commercial            (510) 849-0776</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>Stanford Health Medical Offices</b> 5800 Hollis Street UP14-009/DR15-020 Map No. 12	87,748 square feet in existing EmeryStation Greenway building.	Minor conditional use permit approved by Director on November 21, 2014. Received building permit application for Phase I, structural, demo and “make ready” on August 6, 2015. Issued building permit for Phase I on October 16, 2015. Planning Commission study session on Hollis Street frontage modifications tentatively scheduled for December 10, 2015.	Geoffrey Sears Wareham Development (415) 457-4964
<b>OTHER</b>			
<b>Pixar Warehouse</b> 5000 Hollis Street UPDR12-003 Map No. 20	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Received building permit application for Phase 2 on September 11, 2015. Issued building permit for Phase II on October 27, 2015.	Craig Payne Pixar Animation Studios (510) 922-3090
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue UPDR12-001 Map No. 19	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Voters approved \$95 million bond measure by 74% on November 2, 2010. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission held public hearing on July 25, 2013 and approved project on August 22, 2013. Building permits issued by Division of the State Architect. Details are at <a href="https://www.apps.dgs.ca.gov/tracker/ProjectList.aspx?ClientId=1-H5">https://www.apps.dgs.ca.gov/tracker/ProjectList.aspx?ClientId=1-H5</a> . Demolition of existing buildings complete. Groundbreaking ceremony held October 16, 2014. Project is under construction. “Topping off” ceremony held September 29, 2015.	John Baker Project Manager (415) 710-8059

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Shell Gas Station Rebuild</b>            1800 Powell Street            UPDR13-002            Map No. 13</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013. Issued demolition permit on April 28, 2014. Issued building permit for new facility on May 2, 2014. Granted temporary certificate of occupancy on January 30, 2015. Issued final certificate of occupancy on October 15, 2015.</p>	<p>Muthana Ibrahim            M I Architects, Inc.            (925) 287-1174</p>
<p><b>East BayBridge Façade Upgrade</b>            3839 Emery Street            DR14-003            Map No. 22</p>	<p>Modification of façade of existing and resubdivided tenant space, including Nordstrom Rack, Ultra Beauty, and Sports Authority.</p>	<p>Application submitted March 3, 2014. Planning Commission hearing held April 24, 2014. Commission continued item and requested design improvements. Planning Commission approved on July 24, 2014. Received building permit application for façade upgrades on October 21, 2014. Issued building permit on April 9, 2015. TCO was granted on September 25, 2015 for the Ultra Store. Issued final certificate of occupancy for Nordstrom Rack on October 27, 2015 and for Ultra Beauty on October 28, 2015.</p>	<p>Cory Chung            MPA Associates            (408) 961-8690</p>
<p><b>Christie Avenue Properties</b>            East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park            Map No. 8</p>	<p>Redevelopment of three City-owned parcels south of Christie Avenue Park.</p>	<p>Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.</p>	<p>Michelle DeGuzman            Acting Economic Development &amp; Housing Manager            (510) 596-4357</p>
<p><b>LePort Schools</b>            1450 &amp; 1452 63<sup>rd</sup> Street            UPDR14-004            Map No. 10</p>	<p>Conversion of former Every Dog Has Its Daycare buildings to private pre-K through first grade school.</p>	<p>Planning Commission approved on February 26, 2015. Received demolition permit applications and foundation permit applications on March 19, 2015. Received building and site improvement applications on March 25, 2015. Issued partial demolition permits on April 29, 2015. Issued foundation permits on June 26, 2015. Issued building permits on July 29, 2015.</p>	<p>Alan Limon            LePort Educational Institute            (949) 427-3970</p>

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	35	23	21	27	0	0	0	0	0	0	0	0	0
Plumb., Elec., Mech.	42	40	52	43	0	0	0	0	0	0	0	0	177
Fire	4	21	17	13	0	0	0	0	0	0	0	0	55
<b>MON. TOTALS</b>	81	84	90	83	0	0	0	0	0	0	0	0	
<b>FISCAL YEARLY TOTAL</b>													232
<b>VALUATION</b>													
Residential	\$6,275,371	\$13,230	\$336,700	\$255,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,880,902
Sub Permits	\$1,465,868	\$11,532,999	\$422,791	\$251,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,673,123
Commercial	\$12,121,527	\$6,946,573	\$5,631,866	\$41,369,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,069,382
<b>MON. TOTALS</b>	\$19,862,766	\$18,492,802	\$6,391,357	\$41,876,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>FISCAL YEARLY TOTAL</b>													\$86,623,407
<b>FEES COLLECTED</b>													
General Plan	\$101,963.72	\$91,125.15	\$31,160.60	\$211,174.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$435,424.17
Building Standards Admin.	\$845.00	\$752.00	\$283.00	\$1,720.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,600.00
Technology Fee	\$20,392.96	\$18,324.04	\$6,133.13	\$42,234.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87,085.07
Building Permit	\$156,766.45	\$61,082.27	\$48,507.32	\$403,654.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$670,010.45
Plan Review	\$84,930.96	\$250,415.52	\$56,417.07	\$147,125.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$538,888.72
Energy Review	\$91,084.11	\$90,821.81	\$10,598.91	\$27,005.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$219,510.77
Electrical Permit	\$6,723.00	\$8,828.08	\$10,679.71	\$80,460.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106,691.30
Plumbing Permit	\$22,198.27	\$151,514.48	\$8,638.93	\$72,480.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$254,832.44
Mechanical Permit	\$4,558.24	\$143,183.64	\$7,772.61	\$67,625.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$223,139.98
S.M.I.P.	\$5,041.68	\$1,956.29	\$1,622.99	\$11,633.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,254.09
Microfiche	\$1,634.72	\$1,965.49	\$483.84	\$4,026.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,110.38
Fire Dept. Fees	\$20,036.77	\$24,855.52	\$21,534.84	\$148,359.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$214,787.05
Sewer Connection	\$2,490.00	\$15,687.00	\$5,727.00	\$13,446.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,350.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transportation Facility*	\$0.00	\$0.00	\$2,672.00	\$866,637.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$869,309.88
School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Art Public Places	\$0.00	\$31,506.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,506.62
Parks & Recreation*	\$0.00	\$0.00	\$7,382.00	\$331,382.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$338,764.24
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$356,253.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$356,253.10
Other : (PSL, AMMR)	\$19,291.74	\$5,542.00	\$5,050.00	\$2,909.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,792.74
<b>MON. TOTALS</b>	\$537,957.62	\$897,559.91	\$224,663.95	\$2,788,129.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>FISCAL YEARLY TOTAL</b>													\$4,448,311.00

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

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2015-2016												
				Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	TOTAL
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$5,800,000	2-Jul-15	15%	0	18	23	25									66
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	87%	2	0	4										6
HYATT PLACE HOTEL	\$18,485,621	12-Jun-15	20%	8	40	14	16									78
IKEA (Warehouse renovation and loading dock)	\$3,150,662	17-Aug-15	0%		0	0	11									0
LEPORT SCHOOL	\$2,898,000	29-Jul-15	0%	0	2	19	10									21
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	98%	2	1	0	3									2
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	97%	10	2	3	0									15
STANFORD HEALTH CARE, PHASE 1	\$35,000,000	16-Oct-15	0%				0									0
THE INTERSECTION RESIDENTIAL	\$20,760,000	12-Sep-15	0%	0	0	31	3									31
THE INTERSECTION COMMERCIAL	\$1,730,000	Pending	0%	0	0	0	0									0
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	75%	191	200	180	160									731
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	95%	23	10	5	0									38
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,166	1,150	974	1,078									4,368
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	6	16	7	7									36
								0								
									0							
				1,408	1,439	1,260	1,313	0	0	0	0	0	0	0	0	5,392

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