



CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 1, 2016
TO: Carolyn Lehr, City Manager
FROM: Charles S. Bryant, Community Development Director 
SUBJECT: **PROGRESS REPORT – NOVEMBER 2016**

HIGHLIGHTS OF THE MONTH

The City Council passed the Fair Workweek Ordinance, which will take effect on July 1, 2017; introduced the Tenant Protection Ordinance, which will take effect on April 1, 2017; and received the first annual report on implementation of the Minimum Wage/Paid Sick Leave Ordinance, which took effect on July 2, 2015.

The Council passed the Planned Unit Development ordinance for the Sherwin Williams Mixed Use Project; it will take effect on December 1.

The Council passed two ordinances adopting the 2016 State building and fire codes with local amendments. The new codes will take effect on January 1, 2017.

The Council adopted the Public Art Master Plan, the result of a two-year planning process.

The second of three public art works was installed at the Emeryville Center of Community Life over Thanksgiving; the third and final work is scheduled for installation in December.

A Temporary Certificate of Occupancy was issued on November 18 for the Hyatt Place Hotel at Bay Street, and Emeryville's fifth hotel is now open for business.

A total of nine projects received Certificates of Occupancy or Temporary Certificates of Occupancy in November, more than in any recent month. These included the new Levi's store at Bay Street, the new Ashley Furniture store at East BayBridge, Grifols Project Horizon, and several major tenant improvement projects.

A building permit for the EmeryStation West/Transit Center project was issued on November 4. This will be Emeryville's tenth high-rise structure (as defined by the building code).

The Community Development Department bids a fond farewell to Building Inspector Charles Greer, who is retiring after 34 years with the City, and to Alameda County Deputy Fire Marshal Scott McMillan, who is also retiring. They will be greatly missed.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

November 1

Doyle Street Mews, 5876-5880 Doyle Street. The City Council held a study session on the proposed “Doyle Street Mews” project at 5876-5880 Doyle Street, which involves demolition of four existing legal residential dwelling units and two illegal units, and their replacement with six new three-bedroom townhomes. This project requires approval from the City Council upon a recommendation from the Planning Commission because it involves the demolition of residential units. The Council was generally supportive of the project, identifying overall design and materials, and the preservation of the redwood tree on the adjacent property, as the two major issues of concern. The Council deferred to the Planning Commission for advice on these issues.

Sherwin Williams Mixed Use Project. The Council unanimously approved the second reading of the ordinance for the Sherwin Williams Planned Unit Development. The ordinance will take effect on December 1, 30 days after its final passage. In approving the second reading, the Council requested that, in the future Final Development Plan conditions of approval, the Planning Commission include a condition encouraging that the project include local serving retail uses. The project will redevelop the former Sherwin Williams paint factory site and an adjacent City-owned parcel, including reuse of an existing 74,000 square foot significant structure for office use, construction of five new buildings that will accommodate approximately 500 dwelling units and a minimum of 2,000 square feet of commercial/retail space, and development of approximately three acres of public open space. The Council also approved a fifth amendment to the contract with LSA Associates to increase the maximum compensation by \$5,000 for a total contract amount not to exceed \$416,300 for environmental analysis of the project.

Winter Shelter. The Council authorized the City Manager to enter into a memorandum of understanding with the City of Oakland for the operation of a winter shelter in Oakland to accommodate up to 75 persons between November 14, 2016 and April 17, 2017 for an amount not to exceed \$30,000.

Annual Development Impact Fee Report. The Council received an informational report on the development impact fees for fiscal year 2015-2016. The State Mitigation Fee Act requires the report to be available to the public for at least 15 days prior to City Council action. As noted below, the report was brought back to the Council for approval on November 15.

Fair Workweek. The Council passed the second reading of the Fair Workweek Ordinance, establishing employee scheduling regulations for chain retail stores and fast food restaurants. The vote was 4-1 with Councilmember Davis voting “no”. Among other elements, the ordinance requires two weeks’ advance posting of work schedules, “predictability pay” for changes to the posted schedule, premium pay (time-and-a-half) for hours worked within 11 hours of the prior day’s shift (“clopenings”), and the offer of additional hours to existing part time employees before hiring new staff. The ordinance will take effect on July 1, 2017.

Building and Fire Codes. The Council passed the first reading of two ordinances adopting the new State building and fire codes with local amendments. Among other things, these new codes now allow five levels of wood-frame construction over a two-level concrete podium (known as “5 over 2”). Previously, this type of construction required special approval from the Chief Building Official. As noted below, the ordinances were passed on second reading on November 15. (See further discussion below under “Administration/Other”.)

Tenant Protection Ordinance. The Council considered the first reading of the Tenant Protection Ordinance, which includes safeguards for residential rental tenants and applies to most residential rental units in the City. Among other things, it requires that tenants be provided with notices of tenant rights under the ordinance, limits the reasons that landlords may terminate a tenancy in accordance with state laws, requires payment of relocation assistance to evicted tenants, prohibits harassment of residential tenants, and mandates that landlords use a form notice of termination of tenancy and provide a copy of the completed notice and applicable rental agreement to the City. After hearing a staff presentation and taking public testimony, the Council deliberated and made several modifications to the ordinance, including exempting single room occupancy buildings from providing relocation assistance to evicted tenants, and reducing the relocation assistance for landlords who own four or fewer units to one month. Because of these fairly extensive modifications, it was necessary to perform another first reading of the ordinance, which occurred on November 15, as noted below.

November 15

Business Tax Rebate Program. The Council held a study session on the concept of offering business tax rebates to small businesses as a gesture of the City’s appreciation of such businesses. The Council directed staff to develop a rebate program for retail and restaurant businesses with less than 12 locations globally, to rebate fire inspection fees as well as business license taxes, and to re-initiate the façade grant program previously administered using Redevelopment funds. Staff is currently working to bring these programs to the Economic Development Advisory Committee and City Council for comment and approval in advance of the planned joint City Council-Planning Commission meeting on small business assistance, which is scheduled for early next Spring.

Corporation Yard. The City Council, sitting as the Successor Agency to the Redevelopment Agency, approved an amendment to the contract for the ongoing remediation of hazardous materials at the City’s Public Works Corporation Yard, also known as the Whitney Tool Building, at 5679 Horton Street. The significance of this action is that, in order for the remediation to be effective, the building will need to be demolished. The City will need to plan for a new corporation yard building in the future, which will require approval of a Major Design Review permit from the Planning Commission.

Building and Fire Codes. The Council passed the second reading of two ordinances adopting the new State building and fire codes with local amendments. They will take effect on January 1, 2017.

Annual Development Impact Fee Report. The Council approved the Annual Development Impact Fee Report for Fiscal Year 2015-2016.

Powell to Stanford Greenway. The Council approved the scope of work for the Emeryville Greenway, Stanford to Powell Project, (“Peladeau Park”) and authorized the City Engineer to advertise the project for public bids.

Minimum Wage Annual Report. The Council received and accepted an informational report on implementation of the Minimum Wage/Paid Sick Leave Ordinance, which took effect on July 2, 2015. The report included the results of a survey of businesses conducted for the City by Mills College, a summary of enforcement activity, and an overview of local labor market data.

Tenant Protection Ordinance. As noted above, the Council made several modifications to the proposed ordinance on November 1, which required another first reading. At the November 15 meeting, the Council made one additional minor modification, and then passed the ordinance on first reading. Second reading is scheduled for December 6, and the ordinance will take effect on April 1, 2017.

Climate Action Plan. The Council approved Climate Action Plan 2.0 and its Implementation Plan and Goals for 2030, prepared by the Public Works Department.

Public Art Master Plan. The Council approved the Public Art Master Plan, which was the result of a two-year planning process. This document provides actionable guidance for future public art programs and projects and will help leverage the deployment of art funds with other public and private resources. The Plan contains six goals with thirty-two actions, nine conceptual projects, and six conceptual programs. The Public Art Committee was integrally involved throughout the development of the Plan, and, on October 6, 2016, unanimously voted to recommend that the City Council adopt it.

3706 San Pablo Avenue Affordable Housing Project. The Council was to have considered an amendment to the ground lease Disposition and Development Agreement (DDA), a \$4.5 million loan to the project, and execution of the State of California standard agreement for the Affordable Housing and Sustainable Communities Grant Program. However, the project’s financing is being restructured, so these items were continued to a future meeting.

PLANNING COMMISSION

The Planning Commission does not meet in November; its next regular meeting will be on December 8.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

The BPAC met on November 7 and took public comment regarding the pedestrian fatality of Mahin Ashki at the northwest corner of Powell Street and Christie Avenue on Tuesday, November 1. Later in the meeting the BPAC voted unanimously to dedicate the next BPAC meeting, on Monday, January 9, to addressing safety issues at the intersection of Powell Street and Christie Avenue. The BPAC also scheduled a special meeting for a community bike ride and walk, to look at locations for pedestrian and bicycle improvements. The meeting will be on Saturday, May 13, 2017 a 11:00 a.m., with a rain date of Sunday, May 21, 2017. Reports were provided with current statistical and project updates by the Police Department, Public Works

Department, and Planning Division. A moment of silence was held at the end of the meeting for Mahin Ashki.

PUBLIC ART COMMITTEE

The PAC met on November 10 and made recommendations on the receptions for the Purchase Award, Emeryville Center of Community Life (ECCL) art installations and the release of the Public Art Master Plan. The PAC also discussed development of the committee's work plan and consideration of donations proposed for ECCL. The committee endorsed the donations of the proposed works directly to the School District as proposed by staff.

PARKS AND RECREATION COMMITTEE

At its November 16 meeting, the committee continued discussion of a memorial tribute bench and heard updates on a community needs survey, Temescal Creek Park, Emeryville Center of Community Life (ECCL), and Community Services Department programs.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

The EDAC did not meet in November; the next regular committee meeting is scheduled for Wednesday, January 18, 2017 at 11:30 a.m. Beginning in 2017, the EDAC will meet on a bi-monthly basis, on the third Wednesday of odd-numbered months.

DEVELOPMENT COORDINATING COMMITTEE

There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting will be on December 14.

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 had significant staff activity in November are discussed below.

Sherwin Williams Mixed Use Project. As noted above, the City Council unanimously approved the second reading of the Sherwin Williams Planned Unit Development (PUD) ordinance on November 1. Staff also met internally and with the applicant on November 28 to discuss the Tentative Subdivision Map application. The subdivision application is tentatively scheduled for consideration by the Planning Commission at the February 23, 2017 meeting.

Hyatt Place Hotel. Planning staff signed off on the final Certificate of Occupancy on November 10. As noted below, a temporary Certificate of Occupancy was issued on November 18, and Emeryville's fifth hotel is now open for business.

The Intersection, 3800 San Pablo Avenue. On November 30, Planning staff provided a first round of comments on the building permit application to add a mezzanine level.

EmeryStation West/Transit Center. On November 2, in conjunction with the payment of over \$4 million in building permit fees, Wareham Development submitted a request that the City Council approve a credit for the Transportation Facilities Impact Fee for the project. The request is scheduled to be considered by the Council on January 17, 2017.

Stanford Health Center, 5800 Hollis Street. One of the requirements of the EmeryStation Greenway project approval in 2009 was that an Employee Trip Reduction Program must be approved prior to issuance of a Certificate of Occupancy (CO) for the building. That requirement has now been passed on to Stanford Health Center, and was one of the last outstanding issues before a CO could be issued. The CO is necessary because the State will not schedule their required inspections until it is issued. On November 7, the Planning Division hosted a four-hour “all hands” meeting including Stanford, Wareham Development, and the City’s and Stanford’s transportation consultants to finalize the detail of the Employee Trip Reduction Program.

Doyle Street Mews, 5876-5880 Doyle Street. As noted above, on November 1, the City Council held a study session on this proposal to demolish four existing legal residential units and two existing illegal residential units, and to build six new residential condominiums. The project requires a Planning Commission recommendation and City Council approval because it involves the demolition of residential units. It is tentatively scheduled for a Planning Commission public hearing on January 26.

Four-Plex Expansion, 1271 64th Street. A Conditional Use Permit and Design Review application to add square footage to an existing four unit building, turning two 2-bedroom units into 3-bedroom units by adding a third floor, was submitted on July 5. Planning Commission study sessions were held on August 25 and October 27. A Planning Commission public hearing is scheduled for December 8.

Ocean View Townhomes, 1270 Ocean Avenue. A Conditional Use Permit and Design Review application for four new units on a lot that currently has one unit was submitted on May 2. This project requires a Planning Commission recommendation and City Council approval because it involves the demolition of a residential unit. A Planning Commission study session is tentatively scheduled for January 26, 2017.

Rug Depot Redesign, 4045 Horton Street. A Conditional Use Permit and Design Review application to modify an existing commercial space into two medium-sized retail stores and interior parking was submitted on June 29. A Planning Commission study session was held on August 25; a second study session is tentatively scheduled for February 23, 2017.

PG&E Tree Removal. On August 11, PG&E submitted an application for a Tree Removal Permit from the Planning Commission to remove 30 street trees as part of their “Community Pipeline Safety Initiative”, which calls for the removal of trees that are too close to gas transmission lines. The City’s Arborist has prepared an evaluation of the trees proposed to be removed, including their values. The Tree Removal Permit was scheduled for consideration at the December 8 Planning Commission meeting but was continued to a future date at PG&E’s request.

Mobilitie Cellular Facilities. Applications were received on August 8 for cellular facilities on Powell Street and Horton Street. The Powell Street facility would consist of new antennas on an existing City street light between I-80 and Christie Avenue; it was scheduled for consideration at the Planning Commission's December 8 meeting, but was continued to a future date because the application was incomplete. The Horton Street facility would be a new 75-foot tall wooden utility pole just south of 53rd Street. Upon further review, staff determined that the proposed pole is not permitted in this zoning district, and sent a notice to the applicant indicating that the application was rejected.

1650 65th Street ("Atrium") Site. On November 14, staff met with representatives of developers Gerding Edlan and architects Perkins + Will to discuss the development potential of this site. This was the third meeting with Gerding Edlan, who have now closed escrow on the 5-acre site.

U.S. Spring Site. On November 23, staff met with a developer and architect concerning the development potential of the "U.S. Spring" site at 3637 Adeline Street.

Artistry Project. On November 28, Planning staff conducted a site visit of the Artistry Apartments on Shellmound Street between 64th and 65th Streets, which has hired an architect to prepare plans for adding six units to the complex in unused ground floor space. The application is tentatively scheduled for consideration by the Planning Commission at the February 23, 2017 meeting.

ADMINISTRATIVE CASES AND ACTIVITIES

Conditional Use Permit

In-N-Out Burgers, 5701 Christie Avenue. A Minor Conditional Use Permit and Design Review application to add 54 square feet of building area and for exterior changes and a revised site plan for a new In-N-Out Burgers at an existing Burger King restaurant was submitted on September 20 (pending).

Design Review

Home Depot Tool Rental Center Expansion, 3838 Hollis Street. A Minor Design Review permit for exterior changes was approved on November 22.

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

East BayBridge Corner Stores and Plaza, 3889 San Pablo Avenue. A Minor Design Review application for exterior modifications and additional landscaping was submitted on July 7, 2015 (pending).

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

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

Los Moles Restaurant, 1320 65th Street. A Minor Design Review application for exterior modifications and signage was submitted on September 29 (pending).

KFC Façade Revision, 4501 San Pablo Avenue. A Minor Design Review application to modify the existing façade of a fast-food restaurant was submitted on October 11 (pending).

Grifols Soil, 4560 Horton Street. A Minor Design Review application for a landscaping project triggering water efficient landscape and Bay-Friendly requirements was submitted on November 4 (pending).

Clif Bar Shade Structure, 6529 Hollis Street. A Minor Design Review application for a new shade structure facing Hollis Street was submitted on November 14 (pending).

Signs

KFC Signs, 4501 San Pablo Avenue. A Minor Sign Permit application for refurbishing existing signs and adding new signs was submitted on August 29 (pending).

Bridgescourt Monument Sign, 1325 40th Street. A Minor Sign Permit application for a non-illuminated monument sign was submitted on November 7 (pending).

Sidewalk Cafes/Parklets

YUZU Ramen and Broffee, 1298 65th Street. A Sidewalk Café Permit for a sidewalk café was approved on November 18.

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

Temporary Use Permits

Food Truck Court, 3600 San Pablo Avenue. A Temporary Use Permit to locate multiple food trucks in the Doug's BBQ parking lot was approved on November 18.

Speer Family Farms Tree Lot, Christie Avenue at Shellmound. A Temporary Use Permit for a Christmas tree lot was approved on November 22.

Home Depot Tree Lot, 3838 Hollis Street. A Temporary Use Permit application for a Christmas tree lot was submitted on November 23 (pending).

Secondary Units

Secondary Unit, 5502 Beaudry Street. A Zoning Compliance Review application for a secondary unit was submitted on September 30 (pending).

Subdivisions

Commercial Condominiums, 1555 Park Avenue. A subdivision permit for commercial condominiums that straddle the Oakland/Emeryville border was submitted on September 30, 2013 and was approved on November 3, 2016 following its approval by the City of Oakland.

ADVANCED PLANNING PROJECTS

Short-Term Rentals. Following up on the City Council study session on October 18, staff met with the City Attorney's Office on November 3, attended a workshop on short-term rentals presented by the Bay Area Planning Directors Association on November 4, and drafted an ordinance for consideration by the Planning Commission on January 26, 2017 and by the City Council on March 7, 2017.

Accessory Dwelling Unit Ordinance. In response to new State legislation, staff analyzed how the City needs to amend the Planning Regulations to comply, met with the City Attorney's Office on November 18, and drafted an ordinance for future consideration by the Planning Commission and City Council.

Water Efficient Landscape Ordinance (WELO) Amendments. As part of implementing the ordinance that took effect on October 20, staff attended a WELO roundtable at Stopwaste on November 17, and began outlining WELO checklists and a checklist linking to all of the City's landscape requirements.

40th/San Pablo Bus Hub Improvements. Staff began drafting a Request for Proposals for a feasibility study, which is in the Capital Improvement Program. The study will include a public participation process, concept plan, and cost estimate.

Pedestrian Crossing at Christie/Powell Intersection. In response to a fatal accident that occurred on November 1, staff met with Public Works staff on November 29 to brainstorm options for improving pedestrian safety at the Christie/Powell intersection, in preparation for discussions with Bike East Bay representatives on December 5 and the Bicycle/Pedestrian Advisory Committee on January 9.

Transportation Demand Management. Staff began outlining potential steps and menu options for developers to follow when developing Transportation Demand Management plans if they are seeking reductions in parking requirements.

Water Trail. Staff confirmed to the Association of Bay Area Governments (ABAG) that Emeryville supports designating Marina Park, Point Emery, and Shorebird Park as Water Trail trailheads, based on a resolution that the City Council adopted on September 2, 2014. After confirming with the Public Works Department, staff told ABAG that the City will post Water Trail signs at those locations. Staff also informed ABAG staff about relevant projects in the City's Capital Improvements Program and Public Arts Master Plan.

Climate Change Adaptation. Staff reviewed the San Francisco Bay Conservation and Development Commission's (BCDC) plan to create a regional sea level rise adaptation plan, complete vulnerability assessments, explore institutional arrangements, facilitate prioritization of interventions to protect significant assets, change policies and regulations, and fund a regional data depository.

General Plan Implementation Annual Report. A progress report on General Plan implementation actions, including the Housing Element, is due to the State in April of each year.

Staff summarized actions from progress reports, sent questions to departments, and answered questions about the Planning Division. The report is scheduled for review by the Planning Commission on February 23, 2017 and the City Council on March 21, 2017.

Cannabis Regulations. Staff met internally on November 28 to discuss potential regulation of the sale, distribution, and production of medical cannabis; in light of the passage of Proposition 64 on November 8, the regulations will also include recreational cannabis.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the fifth month of fiscal year 2016-2017 for building permit and inspection activity. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in November:

Permits Issued:	73
Total Valuation:	About \$55.8 million
Fees Collected:	About \$4.5 million
Inspections:	1,107
- Major projects:	449 (41%)
- Other:	658 (59%)
Fast Track Plan Check:	
- Same day:	18 applications
- Within 2 weeks:	28 applications
- Expedited requests:	2 (plan review comments or permit approval within 3-5 days)
Public Contacts and Inquiries:	
- Counter contacts:	232
- Telephone inquiries:	81

The spikes in total valuation and fees collected in November are due to the EmeryStation West/Transit Center project, valued at \$50.9 million, for which the building permit was issued on November 4. The reduced number of inspections this month as compared to previous months is due to several large projects and tenant improvements that were completed, as reported below under "Projects Completed or Nearing Completion".

Major Projects Under Construction

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

- **Parc on Powell (formerly Parkside) Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail. (TCOs issued in February, June, and July 2015. Owners representative has contacted the Building Division to verify any outstanding compliance issues in order to obtain Certificate of Occupancy, including Papermill Park.)
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street. (TCO issued November 10.)
- **Doyle Street Lofts** – 5532 Doyle Street; demolition and replacement of two residential units.

- **LePort Schools** – 1450 and 1452 63rd Street; private pre-K through 1st grade school. (TCO issued on March 11; final signoff granted on September 1; CO pending)
- **Stanford Health Center** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building. (CO anticipated in early December.)
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail. Six-alarm fire on July 6, 2016 destroyed residential wood frame superstructure; developer plans to rebuild. The Building Division approved plans for repairs of the garage structure and podium on September 27.
- **Marketplace Redevelopment Project, Phase IA (EMME Apartments)** – 64th and Christie; 190 residential units. (TCOs granted March 3 and March 13, 2015.)
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses. Third floors were added without benefit of permits to Units 3 and 4. Applicant was directed to remove the third floor of Unit 3 and legalize the third floor of Unit 4 before occupancy can be issued for any units in this project. Revised plans for work without permits were submitted in December 2015. First review comments sent on January 7, 2016; second review comments sent on June 6, 2016; third review comments sent on November 11, 2016; plans are still incomplete.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking. (TCO for 48 units in Phase 1 granted December 31, 2015; TCO for 35 units in Phase 2 granted March 21, 2016; TCO for 18 units in Phase 3 granted April 15, 2016.) Building permit for repairs to fire-damaged windows and siding issued October 27, 2016.
- **Papermill Park** – 1330 Stanford Avenue; new park and parking lot. (Final inspections pending.)
- **Marketplace Parcel C** – new 62nd and Shellmound Streets; 30,000 square foot New Seasons grocery store and parking structure; foundation and superstructure permits issued.
- **EmeryStation West @ Emeryville Transit Center** – 5959 Horton Street; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise; displacement drilled piles permit issued. Building permit issued on November 4, 2016.
- **Heritage Square Garage** – 6121 Hollis Street; demolish existing parking lot, grading and excavation. Building permit issued on September 16, 2016.

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

- **Bridgework Apartments** – 1221-1231 and 1321-1331 40th Street. Contractor was notified to finalize inspections and permits including final affidavit certifications for construction defect and water intrusion mitigation.

Anticipated Major Development Projects

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

- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing. Grading, remedial site work completed.
- **Marketplace, Shellmound Site (Parcel A)** – Shellmound Street at railroad pedestrian bridge; 167 residential units, 14,000 square feet of retail space.

- **Marketplace Parcel B (Garage Building)** – Shellmound Street north of Parcel A; 22,280 square feet of retail space and 300 parking spaces.
- **Marketplace, Theater Site (Parcel D)** – 6301 Shellmound Street; 223 residential units. Building permit application submitted November 13, 2015. Demolition permit for UA Theater issued on December 22, 2015. Grading permit and site demolition permit application submitted on February 18, 2016, approved April 15, 2016, and ready to issue.
- **Anton Evolve (“Nady Site”)** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units.

Pre-Submittal Meetings

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

- **EmeryStation West** – 5959 Horton Street; new 9-story Building, 7 stories of laboratory office over 2 story podium parking garage. Building shell only.
- **Verizon Wireless** – 5901 Christie Avenue; replace six antennas, add six Remote Radio Units (RRUs), add three Raycap surge protectors, install hybrid cables, remove diplexers.
- **Avalon Public Market Parcel D** – 6301 Shellmound Street; site demolition of building slab and underground utilities.
- **3 Commodore Drive, Unit B156** – interior alteration, remove walls, remodel kitchen, replace deck railing with glass.
- **4053 Harlan Street, Unit 112** – remodel existing bath, add toilet room and bathtub.
- **Level(3)** – 5000 Hollis Street; tenant improvements; create reception area, redo two bathrooms, add conference room and break room.
- **Avalon Public Market Parcel D** – 6301 Shellmound Street; drill displacement columns, site improvements.
- **6005 Shellmound Street, #175 and #250** – interior soft demo of 1st and 2nd floor.
- **Orange Theory** – 6005 Shellmound Street, #190; install one illuminated wall sign.
- **Paula LeDuc** – 1350 Park Avenue; install sound barriers at existing rooftop compressor.
- **Zymergen** – 5980 Horton Street, #105; tenant improvements; light demolition and construction of wall with passage door.
- **1053 45th Street** – new foundation, replace rotted wood and add shear reinforcement.
- **Starbucks** – 3889 San Pablo Avenue; install one internally illuminated wall sign.
- **Novartis Building 4** – 5300 Chiron Way; install structural platform and access ladder for maintenance of dampers on roof.
- **Ashley Home** – 3839 Emery Street #300; install three illuminated channel letter signs.
- **Carbonite** – 6001 Shellmound Street, #625; tenant improvements; demolition of walls, glazing, doors, addition of new doors, walls, and glazing.
- **Berkeley Lights** – 5858 Horton Street, #350; Phase 3 tenant improvements; partial demo of existing interior non-bearing wall, new casework, finishes, lighting.

- **Parc on Powell** – 1333 Powell Street, Building A; install one illuminated blade sign and reface one externally illuminated monument sign and one interior sign.
- **Emery Unified School District** – 4727 San Pablo Avenue, Building B; install suspended art from lobby ceiling.
- **Emery Unified School District** – 4727 San Pablo Avenue; install three limestone sculptures at southern library courtyard.
- **3900 Adeline Street** – reroof Buildings A and D.
- **1200 65th Street, #107** – replace drywall, floor finish in bathroom, tub, vanity and sink.
- **Grifols Building Q** – 4560 Horton Street; remove and replace nine branch panels and two main distribution panels.
- **Grifols Building R** – 4560 Horton Street; remove and replace two main distribution boards.
- **The Intersection** – 3800 San Pablo Avenue; commercial shell, temporary power.
- **Mayo and Mustard, Kiosk 15** – 5959 Shellmound Street; install Type I hood.
- **Avalon Public Market Parcel D** – 6301 Shellmound Street; site grading.
- **EmeryStation West** – 5959 Horton Street; grading including civil plans.
- **4308 Salem Street** – replace two furnaces.
- **Ubuntu Coffee** – 5515 Doyle Street #7; install new PG&E gas manifold, connect new meter and extend service to equipment.
- **6019 Christie Avenue** – remove/replace water heater.
- **EmeryStation West** – 5959 Horton Street; Private Sewer Lateral (PSL), install one 8" diameter new lateral, High Density Polyethylene (HDPE).
- **1200 65th Street** – PSL, abandon one 4" diameter lateral.
- **1200 65th Street** – PSL, test only two laterals, 6" and 4" diameter.

Construction Meetings

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

- **Marketplace Redevelopment Phase 1A (EMME Apartments)** – 64th Street and Christie Avenue; 190 residential rental units in five-story building.
- **Marketplace Parcel C** – new 62nd and Shellmound Streets; 30,000 square foot New Seasons grocery store and parking structure; grading, superstructure.
- **EmeryStation West @ Emeryville Transit Center** – 5959 Horton Street; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.
- **Heritage Square Garage** – 6121 Hollis Street; 7-level parking structure, 3,600 square feet of commercial space.
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street.
- **Stanford Health Center** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Grifols Project Horizon** – 5350 Horton Street; refurbish waste neutralization pit, electrical and piping replacement.
- **The Intersection (“Maz Building”)** – 3800 San Pablo Avenue; renovation of existing commercial building for 17,158 square feet of retail use and construction of new 75’, 105-unit residential apartment and parking structure.

Projects Completed or Nearing Completion

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

- **Levi's** – 5641 Bay Street. (CO)
- **Levi Storage** – 5673-B Bay Street. (CO)
- **We Sushi** – 5959 Shellmound Street, Kiosk 14. (TCO)
- **Ashley Furniture** – 3839 Emery Street #300. (TCO)
- **Santen** – 6401 Hollis Street. (TCO)
- **Hyatt Place Hotel** – 5700 Bay Street. (TCO)
- **Grifols Project Horizon** – 5350 Horton Street, CMF Building. (TCO)
- **SAE Ex'pression** – 6601 Shellmound Street. (TCO)
- **Symic Bio** – 5980 Horton Street, 6th floor. (TCO)
- 26 sub permit types (finals for mechanical, electrical, plumbing, energy, etc.)

Code Enforcement/Graffiti Abatement

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

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

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Employee Scheduling/Fair Workweek. As noted above, the Fair Workweek Ordinance was passed on second reading on November 1, and will take effect on July 1, 2017. During the month of November, staff answered approximately five inquiries by email and phone. The nature of the inquiries has mostly been around the effective date of the ordinance and requests for copies of the final draft of the ordinance. Staff is currently beginning the RFP planning process to seek consulting services for outreach and enforcement efforts.

Minimum Wage. During the month of November, staff answered 10 inquiries regarding the Minimum Wage Ordinance, including Paid Sick Leave, via telephone and email. No new complaints were filed. One case is pending which staff is investigating. Staff continues to answer questions and inquiries regarding the implementation of the ordinance. Staff also met with the California Department of Labor Standards this month to learn about state labor enforcement best practices as well as to develop a working relationship to share resources and knowledge that could enhance our labor enforcement efforts. As noted above, on November 15 the City Council accepted the Minimum Wage Annual Report, which included the results of a survey of businesses conducted for the City by Mills College, a summary of

enforcement activity, and an overview of local labor market data. Further information is available at <http://www.emeryville.org/1024/Minimum-Wage-Ordinance>.

Business Outreach. Staff conducted two “welcome to Emeryville” calls to new businesses and two broker interviews regarding available properties. Staff also responded to inquiries from two businesses interested in locating in Emeryville.

AFFORDABLE HOUSING

Tenant Protections Ordinance. As noted above, the just cause eviction and harassment protections ordinance was introduced on first reading by the City Council on November 1. However, due to extensive revisions made by the Council, it was necessary to schedule another first reading, which occurred on November 15. Final passage is scheduled for December 6, and the ordinance will take effect on April 1, 2017. Staff is working on developing guidelines and procedures as well as planning outreach to tenants and landlords regarding their rights and responsibilities. On November 14, staff met to discuss the roll-out of the ordinance, and the need for consultant assistance.

3900 Adeline Street. Staff worked with the developer to market the five very low income and seven moderate income units. So far, eight applicants have been approved by City staff; however, only six of the affordable units have been rented.

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

3706 San Pablo Avenue. The project was awarded 9% Low Income Housing Tax Credits in June. However, the project has had budget issues due to the high cost of construction and will be applying for 4% tax credits in January, with a possible construction start date in April. A development loan and amendment to the Disposition and Development Agreement are scheduled to be considered by the City Council on January 17. Meanwhile, a building permit application was submitted on September 26 and is under review.

Marketplace Housing Development. Staff is working with the developers to sign and record the final affordability agreement on Parcel D.

Rehabilitation Projects. Alameda County is working with a homeowner to develop rehab specifications for his home. Staff met with the program providers and gave feedback on the program design in an attempt to streamline the program and increase its availability.

Homeless. Staff continues to work with North County jurisdictions and the County on coordinated efforts regarding people experiencing homelessness. The contract with the Berkeley Food and Housing Project (BFHP) 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. As noted above, on November 1 the City Council approved a memorandum of understanding with the

City of Oakland for the operation of a winter shelter in Oakland to accommodate up to 75 people from November 14, 2016 through April 17, 2017, and the North County Winter Shelter opened in November. Staff has worked with BFHP to provide grant funds to purchase new bed bug resistant beds and mattresses in the shelters. Staff worked with Public Works and the Police Department to respond to the City of Oakland homeless encampment plan at 35th and Magnolia Streets, adjacent to the Emeryville border. Public Works has been providing enhanced litter pick-up and Police have been providing enhanced patrols in the area of Emeryville adjacent to the encampment.

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

Housing Notification. Staff added 101 people to the Housing Notification List.

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

Public Information. Staff fielded six calls and emails regarding housing search, 12 calls and emails regarding landlord/tenant issues, and two walk-ins with housing related issues.

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

- Three BMR units are currently for sale, one at the Terraces, one in the “Vacant Housing Project”, and one at Glashaus. Sale is pending for the unit at the Terraces; the closing date is not yet known. This is an Owner Occupancy Violator living in the Philippines who has given a relative Power of Attorney to complete the sale. A sale is also pending for the unit in the “Vacant Housing Project”; the closing date is not yet known. The unit at Glashaus has been listed; no buyer has been selected yet.
- One BMR homeowner at the Terraces died, and staff continues to work with the City Attorney’s Office on options, as the family does not want to file probate due to the decedent’s debts. This will likely be a short sale, and has OHAP and CalHOME loans. The City Council has approved funding to purchase the unit at auction.
- Subordinations: six subordination applications were approved in November.
- Loan Payoffs: one market rate loan payoff was received in November.
- Owner Occupancy Waivers: two waivers are currently in place, one at City Limits due to BMR owners who are divorcing, and that has been renewed for six months; and one at Liquid Sugar due to a BMR owner caring for a sick relative, and that was extended for a year including approval to lease out the unit.
- Owner Occupancy Monitoring: Staff continued the owner-occupancy monitoring process for program participants.
- Staff responded to over 150 general inquiries via telephone and email from current and potential program participants, lenders, real estate agents, title companies, etc.
- Work continued on revising a suite of program documents including guidelines, applications, and internal procedures.

CAPITAL PROJECTS

Grant Management. In November, staff continued accounts receivable activities and reporting for capital project grants including:

- Safe Routes to School: Staff is pursuing payment of an outstanding invoice.
- Transit Center and Adjacent Plaza: Invoicing for the \$4.2 million in State Transportation Improvement Program (STIP) funding for the Transit Center began in November and staff will be preparing a fact sheet.
- Greenway Powell to Stanford: Staff prepared compliance documents; as noted above, on November 15 the City council approved the scope of work and authorized the City Engineer to advertise the project for public bids.

New Grant Applications. Staff evaluated the Housing-Related Parks Grant Program for Emeryville eligibility but determined that insufficient residential units would have building permits issued prior to December 31 for Emeryville to meet the minimum application requirements.

PUBLIC ART PROGRAM

Public Art Master Plan. As noted above, the Public Art Master Plan was approved by the City Council on November 15. Copies of the plan will be made available at the Purchase Award reception on December 1. The plan may be viewed at: <http://emeryvillepublicart.com/draft/>.

Emeryville Center of Community Life (ECCL) Public Art. Artist Paul Vexler installed his sculpture over Thanksgiving to significant excitement by site users. Madeline Weiner will install her sculptures on December 14. Ms. Weiner is working with library staff to commission titles for the books that are part of her sculptures. All three ECCL artists are being invited to a reception for their works January 19, 2017.

Sign of the Times. Artist Seyed Alavi plans to install 20 new images on existing utility boxes and to relocate the remaining five images. Removal of prior images and repainting of the 25 boxes for the installation of new vinyl images commenced in November.

Shellmound Powell Street Bridge Public Art/Shellmound District Public Art Plan. As previously reported, R&R Studios' revised proposal for the Shellmound Powell Street Bridge Public Art Project and the completed Shellmound District Public Art Plan were approved by the City Council on September 20. R&R Studios has been asked to prepare a mock-up of the new art work as part of Design Development. Installation is expected by summer 2017.

Bus Shelter Phase IV Temporary Art Program. As previously reported, the City Council approved the Public Art Committee's recommendation for six new artists on October 18. Staff is preparing contracts for Kevin Wickham, Mari Andrews, Sofia Cordova, Heather Deyling, Joseph Kosdrosky, and Tatiana Mak. Works by Kevin Wickham and Ernst Small will be installed in January 2017, followed by works by Mari Andrews. A bookmark of each of the artists' works is in development with printing expected in December or January.

2016 Purchase Award. As previously reported, on October 18 the City Council approved the 2016 Purchase Award from the 30th Annual Emeryville Art Exhibition, including “Valley Ford Ranch and Road” by Emeryville artist Paul Oikawa and “Location in Unknown Circle #3” by Yuzo Nakano. Staff arranged for installation of these works at the Senior Center. Acquisition, site selection, installation, and commission of plaques were completed in November with a reception planned for December 1 at the Senior Center.

Privately Funded Public Art. In 2016, privately funded public art installations through the Art in Public Places program requirements included installation of six pieces by four artists in three locations, for a total value of just under \$400,000, including:

- Eric Powell’s “Riders”, valued at \$114,000, in the railing outside the new Hyatt Place Hotel at 5700 Bay Street;
- Clint Imoden’s “Rims”, valued at \$71,000, in the lobby of the new Hyatt Place Hotel at 5700 Bay Street;
- Emily Payne’s “Tumbleweed” and “Regeneration”, valued at \$92,000, in the lobby of the Stanford Health Center at 5800 Hollis Street (Emery Station Greenway), replacing Cascadia, which was removed by Stanford; and
- Phil Tiffin’s “Hi” and “3900 Adeline Railing”, valued at \$120,000, at the 3900 Adeline Street residential project; “Hi” is a standalone sculpture at the corner of Adeline and 39th Streets and the railing is on the west side of the building.

ADMINISTRATION/OTHER

Bay Area Planning Directors Association. On November 4, the Community Development Director and Associate Planner Diana Keena attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was “Short-Term Rental Boom: Challenges in Bay Area Communities”. The program included two panel discussions on short-term rentals. The first was on “Data Monitoring and Compliance Solutions for Local Governments”, and included a representative of Host Compliance, a firm that tracks short-term rentals for local governments; representatives from CSG Consultants, which provides code enforcement services; the Global Public Policy Manager for Airbnb; and the President of the Bay Area Council Economic Institute. The second panel was on “Short-Term Rental Experiences from Local Governments”, and included planners from Palo Alto, Tiburon, Sausalito, San Jose, and Sonoma County. The program provided useful insights as staff develops a Short-Term Rental Ordinance for Emeryville.

Internet of Things Investor Forum. The Economic Development and Housing Manager attended the “Silicon Valley TechIoT Investor Forum Demo Day” on November 16 at Jabil’s Blue Sky Center in San Jose. The Demo Day was an opportunity for startups in the “Internet of Things” (“IoT”) industry to pitch their products to investors. Businesses ranged from Radio-Frequency Identification (RFID) inventory technology, to consumer electronics interfaces, and even pet health diagnostic products. Staff was able to establish contacts with these early-stage firms to encourage the consideration of an Emeryville location in future expansion plans. The event included a tour of the Jabil Blue Sky Center, which is a demonstration space for the extensive custom manufacturing technologies and services that Jabil offers worldwide. Jabil is a resource for tech firms looking to move to prototyping and manufacturing.

City Council Orientations. The Community Development Director participated in orientation sessions for new City Councilmembers, including John Bauters and Christian Patz on November 29, and Ally Medina on November 30. He gave a brief overview of the activities of the department and the Council's role in those activities.

Rifkin Lot as Emery Go-Round Bus Yard. The Assistant City Manager and Community Development Director held a conference call with Novartis representatives on November 10 to continue discussing the possibility of including a bus yard for the Emery Go-Round in a future development on the "Rifkin Lot" on Horton Street, and using the site as a temporary bus yard in the interim.

Building Code Adoption. As noted above, on November 15, the City Council unanimously adopted the 2016 California Building and Fire Codes. The Building Division and Alameda County Fire Department have been working for the last several months on amending the model codes for the adoption process. On January 1, 2017, California's new building codes will be in effect across the state. All development projects and permit applications that are submitted on or after January 1, 2017 must comply with the updated codes. The new 2016 California Building Standards Code, which applies to nearly all commercial and residential structures in California, makes significant changes to California's Energy Code, Building Code, Green Building Code, and Plumbing Code. Changes to the California Energy Code include additions and amendments to the energy and water efficiency standards for buildings, including residential, nonresidential, high-rise residential, hotel and motel buildings. The 2016 California Energy Code continues to conform with California's policy of a "zero net energy" footprint for all new residential buildings by 2020, and all new commercial buildings by 2030. With regard to the Green Building Code, generally, newly constructed low-rise residential buildings will need to meet or exceed the requirements of the California Building Energy Efficiency Standards. Nonresidential, high rise residential and hotel/motel buildings will also need to meet or exceed the requirements of the California Building Energy Efficiency Standards. The 2016 Green Building Code also incorporates the City of Emeryville's construction waste and demolition requirements, so Chapter 19 of Title 8 of the Municipal Code, which addressed these issues, was repealed. For more information, please contact the Chief Building Official.

Grants Coordination. At its November 17 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the on-going management of existing grants.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over six years, since September 2, 2010, and the CodeTRAK and GIS components "went live" on March 19, 2013. Staff has been using the software to track permits and code violations as they travel through the application, construction, and abatement processes. Staff met on November 10 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

Community and Economic Development Coordinator II Recruitment. On November 18 and 21, a panel of City staff interviewed finalists for the Community and Economic Development

Coordinator II position, and an offer was subsequently extended to one of the candidates. Pending acceptance of the offer, an announcement will be made in December. This position is anticipated to assist with the implementation of small business support programs and economic development-related capital improvement projects.

Farewell to Charles Greer. The City has lost yet another exemplary employee to retirement. Building Inspector Charles Greer has been with the City for over 34 years. He began working here as a Police Services Technician in the Police Department in June 1982 and transferred to the Building Division shortly thereafter. His commitment and dedication to the City was clearly shown by his continual positive job performance and positive feedback from his peers and community. His problem solving abilities, his tact in dealing with difficult issues, and his institutional knowledge will be sorely missed.

Building Inspection Staffing. The Building Division continues to juggle Building Inspectors while still providing uninterrupted inspection services to the many construction projects underway in the city. WC³ consultant Building Inspector Alan Wong has retired, and has been replaced by Brent Hipsher. Brent is employed by 4Leaf inspection services, with whom the City has contracted to provide field inspectors. His inspection experience in research and development, high rise, and tenant improvement projects will benefit the city and community. Meanwhile, the Community Development Director and Chief Building Official met with Human Resources staff on November 30 to discuss the ongoing recruitment efforts for the City's two vacant Building Inspector positions.

Farewell to Scott McMillan. Alameda County Deputy Fire Marshal Scott McMillian, who has been serving Emeryville since George Warren's retirement in September 2015, has retired and will be greatly missed. The Alameda County Fire Department will be providing Emeryville with a new Deputy Fire Marshal to take Scott's place.

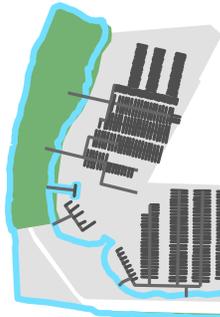
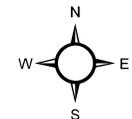
PROJECT INDEX

1. Anton Emeryville ("Nady Site")	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c. Marketplace - Parcel C
6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	11e. Marketplace - Subdivision
8. Emme Apartments	12. LePort School

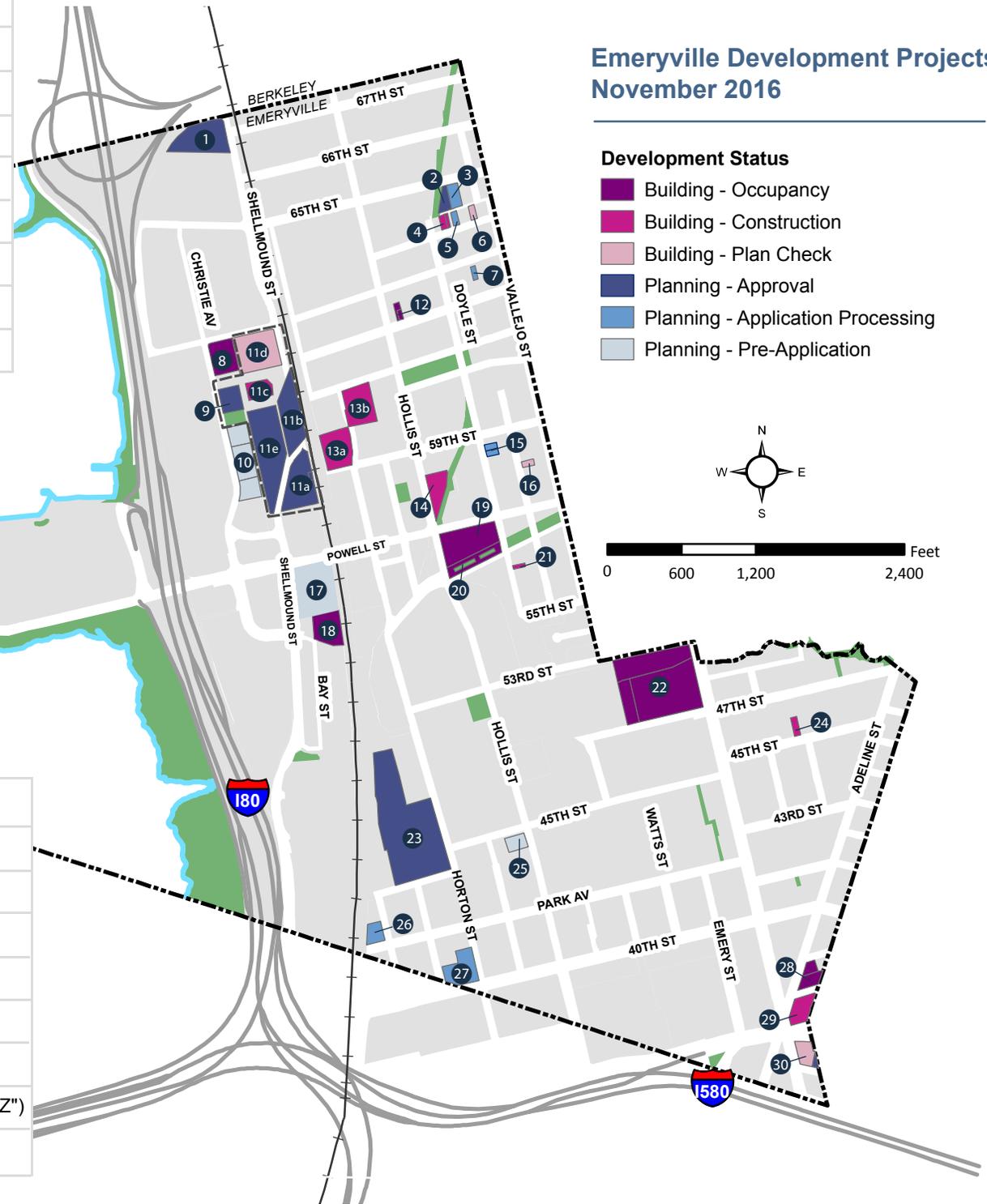
Emeryville Development Projects November 2016

Development Status

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



13a. Emerystation West@Transit Ctr	22. Center of Community Life
13b. Heritage Square Garage	23. Sherwin Williams Mixed Use
14. Stanford Medical Offices	24. 1056 45th St. - New Unit
15. 6 Unit Townhomes	25. PG&E Bldg. G Demolition
16. 5876 Beaudry Street - New Unit	26. Pelco Building Reuse
17. Bay Street "Site B"	27. Rug Depot Redesign
18. Hyatt Place Hotel	28. 3900 Adeline Street
19. Parc on Powell	29. The Intersection Mixed Use ("MAZ")
20. Stanford Avenue Park Extension	30. 3706 San Pablo Avenue
21. Doyle Street Lofts	



Community Development Department
Major Development Projects
November 2016

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
25	PG&E Building G Demolition 4245 Hollis Street	Demolish significant structure and install fence.	PC study session 10/27/16.						
10	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.						
17	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.						
27	Rug Depot Redesign N side 40th betw Horton & Hubbard	Renovation for two medium-size retail stores and parking.	PC study session 8/25/16. Second PC study session tentatively 2/23/17.						
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	PC study sessions 8/25/16 and 10/27/16. PC hearing 12/8/16.						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study session tentatively 1/26/17.						
15	6-Unit Townhomes 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	Second PC study session 8/25/16. CC study session 11/1/16. PC hearing tentatively 1/26/17.						
26	Pelco Building Reuse Project 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session 6/23/16. PC hearing tentatively 2/23/17.						
14	Stanford Health Center 5800 Hollis St.	Phase II - Modifications to street for valet parking	CC study session tentatively 2/7/17. PC hearing tentatively 2/23/17.						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15 and 10/22/15. PC hearing tentatively 2/23/17.						
23	Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 500 units Commercial - 76,000 s.f.	CC approved second reading of PUD ordinance 11/1/16.			CC - 11/1/16			
14	Stanford Health Center 5800 Hollis St.	Phase I - Canopy over sidewalk and building signage.	PC approved 5/26/16. CC denied canopy and approved building signage 7/19/16.			CC - 7/19/16			
11b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 26,000 s.f. Garage - 300 spaces	PC study session on new design 5/26/16. PC approved 6/23/16.			PC - 6/23/16			
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16.			PC - 3/24/16			
11e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.			PC - 10/22/15			
11a	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			
11c	Marketplace - Parcel C Residential Between new 62nd and new 63rd Sts.	Residential - 66 units	PC approved with grocery store component 5/28/15.			PC - 5/28/15			
9	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			
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
16	New Residential Unit 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16. PC approved 8/25/16. Building permit application received 10/13/16.			PC - 8/25/16			
11d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15. Grading permit approved/ready-to-issue 4/15/16.			PC - 6/25/15			
30	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC approved one year extension 1/28/16. Building permit application received 9/26/16.			PC - 1/22/15			
6	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.			CC - 4/17/07			
24	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	Building permit issued 8/9/16.			PC - 2/25/16			
11c	Marketplace - Parcel C Grocery Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Parking structure	TI application rec'd 6/28/16. Building permit for garage and commercial shell issued 8/25/16.			PC - 5/28/15			
21	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units	Building permits issued 9/14/15.			CC - 1/20/15			
29	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	Underground MEP permit issued 7/21/15. Commercial shell building permit issued 1/22/16.			PC - 8/22/13			
29	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Bldg permit issued 1/22/16. Framing destroyed by fire 7/6/16. Podium repairs approved 9/27/16.			PC - 8/22/13			
13a	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	Office/lab tower - 250,000 s.f. 148 parking spaces, bus bays	Building permit issued 11/4/16.			CC - 2/16/10			
13b	Heritage Square Garage SE Horton & 62nd Sts.	675 parking spaces	Grading and site demo permit issued 8/1/16. Building permit issued 9/16/16.			CC - 2/16/10			
14	Stanford Health Center 5800 Hollis Street	Commercial - 3,620 s.f.	Building permits issued 10/16/15 and 3/7/16. CO pending.			DCD - 11/21/14			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	82,900 s.f. in EmeryStation Greenway building	Building permit issued 6/30/11. Revised plans for work without permits submitted 10/20/16.			PC - 8/27/09			
12	LePort School 1450 & 1452 63rd Street	Five new townhouses (part of Baker Metal project)	TCO issued 3/11/16. Final inspection approved 9/1/16. CO pending.			PC - 2/26/15			
18	Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	School - pre K-1st grade	Building permit issued 6/12/15. TCO issued 11/18/16.			PC - 4/24/14			
22	Center of Community Life W San Pablo Ave betw 47th & 53rd	Hotel - 175 rooms	School opened August 25, 2016. Ribbon cutting scheduled for September 1, 2016.			PC - 8/22/13			
20	Stanford Avenue Park Extension North of Stanford betw Hollis &	Multipurpose community recreation and school facility	Building permit issued 10/3/14. Substantially complete and open for use; final inspection pending.			CC - 2/7/12			
8	Emme Apartments 64th and Christie	New park in place of former City parking lot	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.			CC - 10/19/10			
28	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 190 units	TCOs issued 12/30/15, 3/14/16, and 4/15/16. Bldg permit for fire damage repair issued 10/27/16.			CC - 1/20/09			
19	Parc on Powell (formerly Parkside) Powell/Hollis/Doyle/Stanford	Residential - 101 units	TCO for Building B (71 units) issued 2/27/15. TCO for Building A (98 units) issued 7/10/15.			CC - 11/18/08			

Glossary of Abbreviations:

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

Community Development Department
Status of Major Development Projects - City of Emeryville
November 2016

<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 5959 Horton Street (“Mound” site north of Amtrak Station) UP09-03 Map No. 13a	Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site. Project includes new public plaza between Amtrak Station and new tower building.	Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigated Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two-year extension request approved by City Council on February 7, 2012. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote. Remediation of site scheduled to start in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015. Issued grading permit on July 22, 2015 to remove contaminated soil. Received building permit application on November 19, 2015. Issued permit on June 28, 2016 for test piles prior to construction. Issued building permit on August 18, 2016 for production piles. Received grading permit application on August 25, 2016. Building permit was approved on September 13, 2016 and is ready to issue pending payment of permit fees. Issued building permit on November 4, 2016.	Geoffrey Sears Wareham Development (415) 457-4964
Heritage Square Garage 62 nd and Horton Streets UP09-03 Map No. 13b	675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space.	Approved as part of EmeryStation West @ Emeryville Transit Center project (see above). Received building permit application on March 17, 2016. Issued grading and site demolition permits on August 1, 2016. Building permit was issued on September 16, 2016.	Geoffrey Sears Wareham Development (415) 457-4964

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<p>Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002 Map No. 18</p>	<p>New hotel of 175 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)</p>	<p>Community meeting held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held January 23, 2014. Planning Commission approved on April 24, 2014. Received stormwater permit application on September 30, 2014. Received Geopier (Ground Improvement) Permit application on October 29, 2014. Received building permit application on December 29, 2014. Issued Geopier permit on January 30, 2015. Issued building permit on June 12, 2015. TCO pending. Opening projected for November 2016. TCO issued on November 18, 2016.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857</p>
<p>Bay Street - Site B Shellmound/Powell/railroad Map No. 17</p>	<p>To be redeveloped for mixed-use project in conformance with Long Range Property Management Plan.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary Police Station issued May 2010. Police left site and moved back to Police Station on Powell Street in January 2012. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State. LRPMP rejected by State. Subsequently, State approved amended LRPMP, which calls for redevelopment of Site B. Further site remediation required.</p>	<p>Chadrick Smalley Economic Development and Housing Manager (510) 596-4355</p>

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<p>Anton Emeryville (“Nady Site”) 6701 Shellmound Street UPDR14-003 Map No. 1</p>	<p>Redevelopment of former industrial site for approximately 186 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Environmental Impact Report being prepared; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period ending on December 21, 2015. Planning Commission study session and draft EIR public hearing held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016.</p>	<p>Trey Teller Anton Development Company. (916) 400-2072</p>
<p>Marketplace - Park Christie Avenue Park Redesign and Expansion FDP14-001 Map No. 9</p>	<p>Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.</p>	<p>Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Marketplace - Shellmound Site Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002 Map No. 11a</p>	<p>Construction of new mixed use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.</p>	<p>Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on July 23, 2015.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>
<p>Marketplace – Parcel B Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62nd Street Map No. 11b</p>	<p>26,000 square feet of retail; 300 space parking garage.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Planning Commission study session on new design held December 10, 2015. Planning Commission study session on revised design held May 26, 2016. Planning Commission approved on June 23, 2016.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>

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<p>Marketplace – Parcel C Marketplace Redevelopment Project between new 62nd and new 63rd Streets FDP13-001 Map No. 11c</p>	<p>30,000 s.f. grocery store, 66 residential units; 291 space parking garage.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session held March 26, 2015. Planning Commission approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C. Received building permit application on November 24, 2015 for foundation for commercial shell and garage. Received building permit application for Phase II commercial shell and garage on April 18, 2016. Issued foundation only permit (Phase I) on May 25, 2016. Grading permit issued June 10, 2016. Received building permit application for the New Seasons Market tenant improvements on June 28, 2016. Issued building permit for garage and commercial shell on August 25, 2016.</p>	<p>Grocery Store and Parking: Mark Stefan City Center Realty Partners (415) 395-2908</p> <p>Residential: Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>
<p>Marketplace - Theater Site Marketplace Redevelopment Project Parcel D, southwest of 64th and Shellmound Streets FDP14-003 Map No. 11d</p>	<p>Construction of new residential building with approximately 223 residential units and 296 residential parking spaces.</p>	<p>Received demolition permit application for UA Theater on June 24, 2014; approved on August 4, 2014 and ready to issue. Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session scheduled for April 23, 2015. Planning Commission approved on June 25, 2015. Received building permit application on November 13, 2015. Issued demolition permit for UA Theater on December 22, 2015. Received Grading Permit and Site Demolition Permit applications on February 18, 2016. Grading permit was approved on April 15, 2016 and is ready to issue pending payment of permit fees.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>
<p>Marketplace Subdivision Generally bounded by UP Railroad, Shellmound Way, Christie Avenue and 64th Street. SUBDIV15-002 Map No. 11e</p>	<p>Subdivision of entire Marketplace site, including realignment of Shellmound Street and creation of new 62nd Street, 63rd Street, and Market Drive.</p>	<p>Planning Commission approved October 22, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>

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<p>Sherwin Williams Mixed Use Project 1450 Sherwin Avenue PUD13-001 Map No. 23</p>	<p>Redevelopment of former paint factory site for approximately 500 housing units and 76,000 s.f. of commercial space in five buildings, plus 3 acres of public open space.</p>	<p>Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session held January 20, 2015. EIR scoping meeting held January 27, 2015. Draft EIR published for 60-day public comment period on January 8, 2016, ending on March 8, 2016. Public hearing on DEIR held at February 25, 2016 Planning Commission meeting. Certification of Final EIR considered by Planning Commission on July 28, 2016 with Commission voting 2-2 on recommendation; so, went to City Council with no recommendation from the Commission. FEIR certified by City Council on September 6, 2016. Study session on current proposal held by Planning Commission on July 28, 2016 and by City Council on September 6, 2016. Planning Commission recommended approval on September 22, 2016. City Council approved General Plan Amendment and first reading of PUD ordinance on October 18, 2016, and approved final passage of PUD ordinance on November 1, 2016. Subdivision application submitted August 15, 2016; Planning Commission public hearing tentatively scheduled for February 23, 2017.</p>	<p>Kevin Ma Lennar Multifamily Communities (415) 975-4989</p>
<p>EMME Apartments (Marketplace Redevelopment Project Phase IA) Southeast corner of 64th Street and Christie Avenue FDP08-02 Map No. 8</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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Pelco Building Reuse Project 1550 Park Avenue UPDR16-001 Map No. 26	Reuse of existing industrial building for 23 residential and two commercial units.	Project requires redesign to comply with unit mix and family-friendly design requirements. Planning Commission study session held on June 23, 2016. Planning Commission public hearing tentatively scheduled for February 23, 2017.	Amanda Kobler 1550 Park LLC (510) 289-0066
The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001 Map No. 29	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.	Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application for residential structure on December 24, 2013. Submitted building permit application for commercial shell renovation on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014. Received demolition permit application on March 13, 2015. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015. Issued building permit for commercial shell and residential superstructure on January 22, 2016. Six-alarm fire on July 6, 2016 destroyed wood framing of residential superstructure. Issued demolition permit on July 22, 2016 for fire damaged debris above podium deck at the residential site. Approved repairs to fire damaged podium on September 27, 2016.	Rick Holliday Holliday Development (510) 588-5133
RESIDENTIAL AND LIVE- WORK PROJECTS			
Doyle Street Lofts 5532 Doyle Street UPDR14-002 Map No. 21	Construction of two new dwelling units and demolition of two existing dwelling units. Demolition requires City Council approval.	Application submitted October 20, 2014. Planning Commission voted to recommend approval on December 11, 2014. City Council approved January 20, 2015. Received application for demolition permits on February 9, 2015. Received applications for building permits on February 11, 2015. 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. Request to increase floor area recommended for approval by Planning Commission on August 25, 2016 and approved by City Council on September 20, 2016. Building Division approved revisions to increase floor area on October 5, 2016.	Alex Bergtraun (510) 652-0612

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<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6</p>	<p>Two new single family homes on site 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 on 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>4-Plex Expansion 1271 – 64th Street UPDR16-007 Map No. 7</p>	<p>Addition of floor area and underground parking to existing four-unit residential building.</p>	<p>Planning Commission study session held August 25, 2016. Second study session held for October 27, 2016. Planning Commission public hearing scheduled for December 8, 2016.</p>	<p>Aquis Bryant, Owner (707) 205-7605</p>

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<p>Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11 Map No. 19</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two-year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction. Received building permit application for Ike's Sandwiches tenant improvements on December 29, 2014. Temporary certificate of occupancy issued for 71 units in Building B on February 27, 2015. Issued temporary certificate of occupancy for 98 units in Building A and exercise room in Building C on July 10, 2015. Issued certificate of occupancy on March 29, 2016 for Ike's Love & Sandwiches retail store.</p>	<p>Peter Solar Equity Residential (415) 447-2690</p>
<p>Stanford Avenue Park Extension North side of Stanford Avenue between Hollis and Doyle Streets UP07-07, DR07-11 Map No. 20</p>	<p>Construction of new park and private parking lot on site of former City parking lot, as condition of approval of Parc on Powell project.</p>	<p>Park design approved by City Council on February 7, 2012, and subsequently modified to preserve existing trees. Building permit issued on October 3, 2014. Substantially complete and open for use; final inspection pending.</p>	<p>Peter Solar Equity Residential (415) 447-2690</p>
<p>Multi-Unit Residential Project 1225 – 65th Street UPDR15-001 Map No. 3</p>	<p>New 24-unit residential building, all 2- and 3-bedroom units.</p>	<p>Planning Commission study sessions held March 26, 2015 and October 22, 2015. Planning Commission public hearing tentatively scheduled for February 23, 2017.</p>	<p>Moshe Dinar, AIA (510) 759-2133</p>

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<p>3706 San Pablo Avenue UPDR14-001 Map No. 30</p>	<p>Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project with approximately 87 units and 6,130 square feet of commercial space.</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. One year extension of planning permits approved by Planning Commission on January 28, 2016. City Council approved \$3.5 million loan commitment on February 16, 2016. Low Income Housing Tax Credits awarded June 8, 2016; project is now fully funded. Received building permit application on September 26, 2016.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>
<p>Baker Metal Live-Work 1265 65th 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>
<p>New Residential Unit 1056 45th Street, Unit C UPDR15-008 Map No. 24</p>	<p>One new residential unit for a total of three units on the lot.</p>	<p>Planning application submitted June 4, 2015. Planning Commission approved on February 25, 2016. Received building permit application on April 21, 2016. Issued building permit on August 9, 2016.</p>	<p>Arnold Hernandez AAA Cad Works (510) 415-0583</p>

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<p>39th and Adeline Residential Project 3900 Adeline Street UP06-12, DR06-19 Map No. 28</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Submitted building permit application on December 13, 2013. Demolition Permit was issued on June 30, 2014. Issued Grading Permit on September 2, 2014. Issued Building Permit on September 10, 2014. TCO for Phase 1 (45 units) was granted on December 31, 2015. Issued Building Permit for tenant improvement on February 8, 2016 for new “Banh Mi Joint” restaurant. TCO for Phase 2 (38 units) was granted on March 21, 2016. TCO for Phase 3, last phase, (18 units) was granted on April 15, 2016. Issued building permit on July 29, 2016 to repair and replace fire damaged roof that was sustained as a result of fire across the street at 3800 San Pablo Avenue. Received building permit application on September 30, 2016 for fire damage repairs to windows and siding on 39th Street façade. Restaurant tenant, Banh Mi Joint, received final inspection on September 7, 2016. On October 27, 2016, issued building permit for fire damaged repairs to windows and siding.</p>	<p>Bob Huff Madison Park Financial Corp. (510) 452-2944</p>
<p>New Residential Unit 5876 Beaudry Street UPDR16-003 Map No. 16</p>	<p>One new residential unit for a total of three units on the lot.</p>	<p>Planning application submitted April 25, 2016. Planning Commission study session held June 23, 2016. Planning Commission approved August 25, 2016. Received building permit application on October 13, 2016.</p>	<p>Brad Gunkel Gunkel Architecture (510) 984-1112</p>

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<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013. On December 16, 2015 received revision package to windows and 3rd floors for review. Comments returned on January 6, 2016. Revised plans received May 13, 2016. Revised plans for work without permits were submitted in December 2015. First review comments sent on January 7, 2016; second review comments sent on June 6, 2016; third review comments sent on November 11, 2016; plans are still incomplete.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Oceanview Townhomes 1270 Ocean Avenue UPDR16-004 Map No. 5</p>	<p>Construction of four new townhomes and demolition of existing house. Demolition requires City Council approval.</p>	<p>Planning Commission study session tentatively scheduled for January 27, 2017.</p>	<p>Kristin Personett Indigo Design Group (510) 697-4289</p>
<p>6-Unit Townhomes 5876-5880 Doyle Street UPDR16-002 Map No. 15</p>	<p>Construction of six new dwelling units and demolition of four existing legal and two existing illegal dwelling units. Demolition requires City Council approval.</p>	<p>Planning application submitted March 4, 2016. Planning Commission study session held April 28, 2016. Second Planning Commission study session held August 25, 2016. City Council study session scheduled for November 1, 2016. Planning Commission public hearing tentatively scheduled for January 26, 2017.</p>	<p>Jake Aftergood Wellworth Investment (510) 418-6105</p>

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OFFICE/HIGH TECH PROJECTS			
Stanford Health Center 5800 Hollis Street UP14-009/DR15-020 Map No. 14	82,900 square feet in existing EmeryStation Greenway building.	Minor conditional use permit approved by Director on November 21, 2014. Received building permit application for Phase I, structural, demo and “make ready” on August 6, 2015. Issued building permit for Phase I on October 16, 2015. Planning Commission study session on Hollis Street frontage modifications held March 24, 2016. Issued building permit for Phase 2 Tenant Improvements on March 7, 2016. Planning Commission approved canopy and building signage on May 26, 2016. City Council voted to appeal Planning Commission approval on June 7, 2016; appeal hearing set for July 19, 2016. City Council voted to deny canopy and approve building signage on July 19, 2016. Public right-of-way modifications for valet parking tentatively scheduled for City Council study session on February 7, 2017, Planning Commission public hearing on February 23, 2017, and City Council public hearing on April 4, 2017.	Adam Books Hensel Phelps (408) 452-1800
OTHER			
Christie Avenue Properties East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park Map No. 10	Redevelopment of three City-owned Parcels south of Christie Avenue Park.	Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.	Chadrick Smalley Economic Development & Housing Manager (510) 596-4355
LePort Schools 1450 1452 63 rd Street UPDR14-004 Map No. 12	Conversion of former Every Dog Has Its Daycare buildings to private pre-K through first grade school.	Planning Commission approved on February 26, 2015. Received demolition permit applications and foundation permit applications on March 19, 2015. Received building and site improvement applications on March 25, 2015. Issued foundation permits on June 26, 2015. Issued building permits on July 29, 2015. Issued Temporary Certificate of Occupancy on March 11, 2016. Received final inspection on September 1, 2016. Certificate of Occupancy pending.	Alan Limon LePort Educational Institute (949) 427-3970

Community Development Department
Status of Major Development Projects - City of Emeryville
November 2016

<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue UPDR12-001 Map No. 22</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Voters approved \$95 million bond measure by 74% on November 2, 2010. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission held public hearing on July 25, 2013 and approved project on August 22, 2013. Building permits issued by Division of the State Architect. Details can be found here. Groundbreaking ceremony held October 16, 2014. “Topping off” ceremony held September 29, 2015. Community Services Department offices opened August 22, 2016. School opened August 25, 2016. Ribbon cutting ceremony held September 1, 2016.</p>	<p>John Baker Project Manager (415) 710-8059</p>
<p>Rug Depot Redesign 4045 Horton Street/ 4056 Hubbard Street UPDR16-005 Map No. 26</p>	<p>Modify existing Rug Depot and Bon Motif buildings to provide two medium-sized retail stores with interior parking.</p>	<p>Planning Commission study session held August 25, 2016. Second study session tentatively scheduled for February 23, 2017.</p>	<p>David Himy Owner (510) 652-3890</p>
<p>PG&E Building G Demolition 4245 Hollis Street UPDR16-006 Map No. 25</p>	<p>Demolish former PG&E laboratory building, retaining a portion of Hollis Street façade and installing wrought iron fence around site.</p>	<p>Planning Commission study session held October 27, 2016.</p>	<p>Sara Morton Sadler PG&E (415) 973-8363</p>

	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	TOTAL
PERMITS ISSUED													
Building Permits	31	30	31	18	22								132
Plumb., Elec., Mech.	46	41	48	46	32								213
Fire	27	8	17	13	19								84
MON. TOTALS	104	79	96	77	73	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	429
VALUATION													
Residential	\$751,528	\$366,255	\$340,935	\$1,900,641	\$1,534,037								\$4,893,396
Sub Permits	\$560,626	\$331,733	\$405,789	\$155,987	\$2,032,512								\$3,486,647
Commercial	\$7,509,642	\$7,356,850	\$28,275,220	\$3,061,509	\$52,186,609								\$98,389,830
MON. TOTALS	\$8,821,796	\$8,054,838	\$29,021,944	\$5,118,137	\$55,753,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$106,769,873
FEES COLLECTED													
General Plan	\$42,788.66	\$40,800.39	\$132,115.48	\$31,579.29	\$278,055.88								\$525,339.70
Building Standards Admin.	\$371.00	\$358.00	\$1,189.00	\$275.00	\$2,254.00								\$4,447.00
Technology Fee	\$8,557.76	\$8,160.08	\$26,423.28	\$6,315.84	\$55,611.19								\$105,068.15
Building Permit	\$48,859.61	\$81,011.29	\$209,488.48	\$41,378.71	\$429,304.29								\$810,042.38
Plan Review	\$56,514.85	\$40,808.72	\$232,923.61	\$42,241.57	-\$27,170.70								\$345,318.05
Energy Review	\$16,078.40	\$3,606.20	\$40,887.33	\$3,887.64	-\$8,873.45								\$55,586.12
Electrical Permit	\$8,640.93	\$13,627.91	\$42,027.92	\$6,067.36	\$85,360.27								\$155,724.39
Plumbing Permit	\$8,108.94	\$11,219.62	\$36,809.48	\$4,493.13	\$75,017.79								\$135,648.96
Mechanical Permit	\$7,648.51	\$10,507.48	\$36,451.48	\$3,908.68	\$70,399.13								\$128,915.28
S.M.I.P.	\$2,297.08	\$2,123.52	\$7,991.53	\$1,412.05	\$15,012.09								\$28,836.27
Microfiche	\$613.18	\$649.36	\$2,070.88	\$408.45	\$4,451.68								\$8,193.55
Fire Dept. Fees	\$18,193.19	\$17,125.92	\$73,572.90	\$27,674.45	\$149,493.00								\$286,059.46
Sewer Connection	\$498.00	\$9,226.00	\$7,128.00	\$7,128.00	\$83,943.00								\$107,923.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$1,134.14								\$1,134.14
Transportation Facility*	\$0.00	\$1,650.00	\$10,230.30	\$0.00	\$728,633.13								\$740,513.43
School	\$0.00	\$4,089.69	\$1,149.62	\$1,499.85	\$120,160.55								\$126,899.71
Art Public Places	\$0.00	\$0.00	\$181,814.38	\$0.00	\$618,048.18								\$799,862.56
Parks & Recreation*	\$0.00	\$3,822.00	\$11,513.52	\$0.00	\$682,614.20								\$697,949.72
Affordable Housing*	\$0.00	\$28,000.00	\$6,460.78	\$0.00	\$1,086,558.18								\$1,121,018.96
Other : (PSL, AMMR)	\$5,965.00	\$5,745.90	\$2,083.00	\$2,398.00	\$20,642.03								\$36,833.93
MON. TOTALS	\$225,135.11	\$282,532.08	\$1,062,330.97	\$180,668.02	\$4,470,648.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$6,221,314.76

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

BUILDING DIVISION INSPECTION LOG FY 2016/2017

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2016-2017												
				Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	TOTAL
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$5,800,000	2-Jul-15	75%	21	33	4	33	12								103
HYATT PLACE HOTEL	\$18,485,621	12-Jun-15	98%	222	155	211	208	167								963
IKEA (Warehouse renovation and loading dock)	\$3,150,662	17-Aug-15	100%	5	2											7
LEPORT SCHOOL	\$2,898,000	29-Jul-15	100%	0	3	4	0	0								7
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	98%	0	0	0	1	3								4
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	99%	0	0	0	1	0								1
STANFORD HEALTH CARE, PHASE 1	\$35,000,000	16-Oct-15	98%	255	210	133	156	88								842
THE INTERSECTION RESIDENTIAL ²	\$20,760,000	22-Jan-16	20%	54	2	3	1	0								60
THE INTERSECTION COMMERCIAL	\$1,491,051	22-Jan-16	0%	0	0	0	0	0								0
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	98%	2	5	0	3	0								10
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	99%	0	0	0	0	0								0
HERITAGE SQUARE GARAGE	\$18,181,438	16-Sep-16	5%			0	20	24								44
EMERYSTATION WEST/TRANSIT CENTER	\$51,000,000	4-Nov-16	0%					0								0
MARKETPLACE PARCEL C (New Seasons Market)	\$19,300,000	26-May-16	10%	10	35	55	89	155								344
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,632	1,714	1,992	1,644	654								7,636
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	5	8	11	3	4								31
				2,206	2,167	2,413	2,159	1,107	0	0	0	0	0	0	0	10,052

¹Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement. ² Demolition permit issued 7-21-16