



CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: September 1, 2014

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – AUGUST 2014**

HIGHLIGHTS OF THE MONTH

At a special meeting on August 6, the City Council approved a Joint Occupancy Agreement between the City and the School District for the Emeryville Center of Community Life.

At the same meeting, the City Council approved a proposed City Charter and real property transfer tax for consideration by Emeryville voters at the November 4 election.

Staff has met with several developers of major residential/mixed-use projects that are scheduled for upcoming Planning Commission study sessions. These include two buildings at the Marketplace with 218 and 216 residential units, respectively, plus 15,000 square feet of retail space; a City-sponsored affordable housing project at 3706 San Pablo Avenue with 87 units and 6,130 square feet of commercial space; and the Sherwin Williams project consisting of 540 units and 94,600 square feet of commercial space in six buildings. Together, these projects total more than 1,000 new dwelling units and over 115,000 square feet of commercial space. The Housing Committee reviewed the design of the 3706 San Pablo project on August 12, and a community meeting on the two Marketplace projects was held on August 21. In addition, study sessions before the City Council and Planning Commission are scheduled in October for the redesign and expansion of Christie Avenue Park, with a Planning Commission public hearing in December.

A letter was received from the State Department of Housing and Community Development (HCD) indicating that they had no changes to our draft Housing Element. HCD staff said that Emeryville is the first jurisdiction in the Bay Area that did not need any revisions after HCD's initial review; praised Emeryville for our "tremendous efforts for housing and other planning objectives", including the General Plan, interim zoning, and adopted Planning Regulations; and stated that Emeryville is a model for other jurisdictions.

The Building Division continues to set records, with over 2,100 inspections conducted in August. This is another all-time high and an indication of the continued strength of the construction industry.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The City Council took their annual recess in August, so there were no regular meetings. However, the Council held a special meeting on Wednesday, August 6 to consider certain time-sensitive matters.

August 6

Minimum Wage. Staff presented a summary of previous City Council considerations of a citywide minimum wage, existing and proposed minimum wages of other cities, and various issues to be considered going forward. The Council directed staff to prepare an analysis of possible options for and impacts of a citywide minimum wage ordinance for future Council consideration.

Emeryville Center of Community Life. On a 4-1 vote, with Mayor Asher voting no, the Council authorized the City Manager to execute and enter into a Joint Occupancy Agreement between the City and the School District for the ECCL project, and approved a facilities lease and construction provisions between the School District and Turner Construction.

City Charter and Real Property Transfer Tax. The Council unanimously passed a number of resolutions directing that the proposed City Charter and real property transfer tax of \$12 per \$1,000 be put on the November 4, 2014 ballot for consideration by Emeryville voters.

PLANNING COMMISSION

The August 28 Planning Commission meeting was cancelled because there were no items ready for public hearing at that time.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

The BPAC did not meet in August; its next meeting will be on September 8.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At its August 6 meeting, the committee discussed opportunities for collaboration between West Oakland and Emeryville with representatives of the West Oakland Commerce Association, reviewed a proposed schedule for updating the Implementation Plan for the Economic Development Strategy, and heard an update on the Emeryville-Oakland-Berkeley Transit Study (EBOTS).

HOUSING COMMITTEE

The committee held a special meeting on August 12 to review the design of the proposed affordable housing project at 3706 San Pablo Avenue.

PARKS AND RECREATION COMMITTEE

The committee did not meet in August; its next regular meeting will be on September 17.

PUBLIC ART COMMITTEE

At its August 14 meeting, the PAC made nominations for the Purchase Award and Bus Shelter Selection Panels and made a recommendation to consider sites beyond City Hall for the annual Purchase Award. The PAC's subcommittee to draft a Request for Proposals (RFP) and form a selection process for the Emeryville Public Art Master Plan (PAMP) met on August 18. The next PAC meeting will be on September 11, when nominations will be made for artists to participate in the third phase of the Bus Shelter Temporary Art program.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in August; its next regular quarterly meeting will be on October 22.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its August 13 meeting, the committee agreed to encourage district residents and businesses to participate in the City's Holiday Parade in December, commented on potential residential and retail development on the Park/Hubbard/Sherwin/Horton site, reviewed plans for the Sherwin-Williams site, and agreed to bring the idea of district branding to the Economic Development Committee.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on August 20 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works, Community Services, and Police departments; and the City Attorney's Office discussing the following projects:

Marketplace Redevelopment Project: Shellmound Residential FDP (Parcel A). The Committee was unanimous in its position that the landing of the stairs connecting the pedestrian bridge should be as close as possible to Shellmound Street. It was suggested that the plans include a circulation plan that clearly shows the movement of cyclists, pedestrians, cars and loading trucks. It was also suggested that the plans include the following items: sidewalk treatments and location of property lines; east elevations and other pages that clearly show the bridge connection; dimensions for all the alleys being created on the east and the north; and a depiction of the adjacent Hyatt House hotel on elevation drawings. It was pointed out that the roof treatment needs to be further refined and at the very least needs a non-reflective treatment.

Marketplace Redevelopment Project: Theater Residential FDP (Parcel D). The Committee felt that the following items needed to be included in the plans: a circulation plan that clearly shows the movement of cyclists, pedestrians, cars and loading trucks; and sidewalk treatments and location of property lines. Sidewalk width and the need for them to meet the Shellmound Design Guidelines were discussed. It was suggested that the interior double-loaded corridors be opened up to bring more light and openness inside the building. A non-reflective roof treatment was also suggested for this building.

3706 San Pablo Affordable Housing. The Committee overall was satisfied with the design. There was a discussion of design treatment along the San Pablo Avenue frontage and the need to ensure that it did not create pockets of unsecured space that may not be fully visible. The Public Works Department noted the need for new curb, gutter and sidewalk for the three street frontages. There was a discussion of existing trees and the need for the project to comply with structural soil requirements in the installation of the proposed new street trees.

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. Those projects that saw significant staff activity in August are discussed below.

Escuela Bilingüe Internacional (EBI). The Planning Division signed off on the final certificate of occupancy for Phase II of the project.

Marketplace Redevelopment Project: Shellmound Residential FDP (Parcel A), and Theater Residential FDP (Parcel D). On August 7 and 28, Public Works and Planning Division staff met with the applicant to discuss circulation and other issues. On August 21, the applicant held a community meeting at Hyatt House hotel for both Parcel A and D. Approximately 30 people were present including Councilmember Davis and Commissioner Keller. A concern was expressed by a Terraces resident regarding view blockage. Traffic was identified as a major concern. It was noted that good wayfinding signage would be important in order to direct people to the relocated pedestrian bridge. A preference for ownership housing was expressed. Pull-outs for bus stops were suggested as was prohibition of on-street parking on the east side of Shellmound near 65th Street. One resident suggested that the Shellmound Way and Shellmound Street intersection be made one-way. Questions were asked regarding timing of construction of different buildings and it was suggested that solar energy for street lights and drought resistant landscaping be included in the projects. Both projects are scheduled for study sessions at the October 2 Planning Commission meeting.

Sherwin Williams Urban Village. On August 13, staff met with the development team to review the development options that they plan to submit in September.

Proposed Auto Dealership. On August 18, the Community Development Director, City Manager, and Councilmember Brinkman met with representatives of the auto sales industry who are interested in establishing a dealership in Emeryville.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Target Parking Lot Redesign, 1550 40th Street. A Minor Design Review permit to redesign the Target parking lot for more efficient operation was submitted on July 9 (pending).

Signs

Smashburger, 1111 40th Street. A Minor Sign permit application for three wall signs was submitted on July 8 (pending).

Grifols, 5400 Horton Street and 4560 Horton Street. A Minor Sign permit for two wall signs and one monument sign was approved on August 1.

Spirit Halloween Store, 5699 Bay Street. A Minor Sign permit for two wall signs was approved on August 22.

CommonWealth MicroPub, 3986 Adeline Street. A Minor Sign permit to modify an existing projecting sign was approved on August 27.

Lush, 5665 Bay Street. A Minor Sign permit for one wall sign was approved on August 27.

Conditional Use Permits

SpoonRocket, 4070 Hubbard Street. A Conditional Use Permit application for a Transportation and Delivery Service: Light Fleet was submitted on July 15. This will require Planning Commission approval (pending).

4th Unit, 5530 Beaudry Street. A Minor Conditional Use Permit application to add a fourth unit was submitted on August 1 (pending).

Elemental LED Distribution, 1460 Park Avenue. A Minor Conditional Use Permit application for an indoor storage and distribution establishment as a substitution for an existing legal nonconforming use was submitted on August 8 (pending).

Sidewalk Café Permits

Bacano Bakery, 1298 65th Street. A permit application for a sidewalk café was submitted on July 1 (pending).

Subdivisions

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

Public Market, Shellmound Street. A subdivision permit application for a lot line adjustment was submitted on June 23 (pending).

Commercial Condominiums, 1255 Park Avenue. A subdivision permit application for commercial condominiums was submitted on July 8 (pending).

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). Staff reviewed preliminary draft recommendations; met with Oakland staff to coordinate with the Broadway study on August 14; presented preliminary draft recommendations to the West Oakland Neighbors on August

21; handed out a map for future discussion at the Economic Development Committee on August 6; prepared for Policy Advisory Committee and Berkeley Transportation Commission meetings in September; worked on scheduling presentations to the Oakland City Council, Emeryville Transportation Management Association, and BART Board; read the West Oakland Specific Plan; researched battery-powered buses; called University Village about bus route choices; drafted a flyer and postcard; and updated the mailing and email lists.

Housing Element. On August 27, a letter was received from the State Department of Housing and Community Development (HCD) indicating that they had no changes to our draft Housing Element. In subsequent communication, HCD staff indicated that Emeryville is the first jurisdiction in the Bay Area that did not need any revisions after HCD’s initial review; praised Emeryville for our “tremendous efforts for housing and other planning objectives”, including the General Plan, interim zoning, and adopted Planning Regulations; and said that Emeryville is a model for other jurisdictions. The final Housing Element, with no changes from the draft, is now scheduled for consideration by the Planning Commission on October 2 and adoption by the City Council in November. Further information on the Housing Element may be found at <http://www.emeryville.org/housingelement>.

Design Guidelines - Family Friendly Housing. The architect who has been hired to illustrate the guidelines prepared revised drawings reflecting earlier staff comments.

Significant Structures. Staff met with Planning and City Attorney staff members on August 12 and discussed the preliminary draft ordinance.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the second month of fiscal year 2014-2015 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 August. Once again, the number of inspections sets a new monthly record.

Permits Issued:	40
Total Valuation:	About \$4.9 million
Fees Collected:	About \$209,000
Inspections:	2,104
- Major projects:	740 (35%)
- Other:	1,364 (65%)
Fast Track Plan Check:	
- Same day:	11 applications
- Within 2 weeks:	21 applications
Public Contacts and Inquiries:	
- Counter contacts:	208
- Telephone inquiries:	138

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.
- **Shell Gas Station Rebuild** – 1800 Powell Street; demolition and replacement with a 2,700 square foot convenience store, gas pumps and car wash.
- **Marketplace Redevelopment Project, Phase IA** – 64th and Christie; 193 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building.
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building. “Substantial completion letter” issued September 7, 2012. Final inspection pending.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.

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

- **Liquid Sugar** – Liquid Sugar Drive, 65th and 66th Streets.
- **Avenue 64** – 6399 Christie Avenue.
- **Elevation 22** – Loop 22 and Powell Street.
- **Icon at Park** – 1401 Park Avenue; repair and replace stucco finishing.
- **Emery Glen** – 6200 Doyle Street.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal year 2014-2015 including:

- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing.
- **Hyatt Place Hotel** – 5700 Bay Street; six-story, 171-room hotel.
- **EmeryStation West @ Transit Center** – 59th and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

Pre-Submittal Meetings

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

- **Public Market Expansion** – 5959 Shellmound Street; renovation, doors, walls, with mechanical, electrical and plumbing; new lighting.
- **Avenue 64** – 6399 Christie Avenue; waterproofing repairs.
- **LePort Schools** – 6460 Hollis Street; tenant improvements; add three bathrooms.

- **1075 41st Street** – Demolition of non-permitted rear addition, fence and exploratory interior.
- **4406 Adeline Street** – Replace existing landing; new deck and stairs.
- **Public Market** – 5959 Shellmound Street; renovation, interior signage.
- **Whole Foods** – 5980 Horton Street, 2nd floor; tenant improvements for office.
- **5893 Vallejo Street, Unit A** – Replace front exterior siding.
- **Panda Express** – 1151 40th Street; tenant improvements for new restaurant.
- **4100 Adeline Street** – Retrofit nine windows and add new exterior siding.
- **3900 Adeline Street** – Temporary power pole.
- **1033 47th Street, Unit A** – Remove, replace exterior siding.
- **1064 47th Street** – Electrical service upgrade.
- **Shell Gas Station** – 1800 Powell Street; temporary power pole.
- **6460 Hollis Street** – Private sewer lateral replacement.
- **1085 41st Street** – Private sewer lateral replacement.
- **5795 Christie Avenue** – Private sewer lateral replacement.
- **1075 41st Street** – Private sewer lateral replacement.
- **Liquid Sugar Building A** – 1245-1283 66th Street; construction defect repairs.
- **Elevation 22 (Buildings 1-12)** – Loop 22 and Powell Street; construction defect repairs.
- **Parc on Powell Apartments (formerly Parkside)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live-work units), 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.

Construction Meetings

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

- **Marketplace Redevelopment Phase 1A** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **Parc on Powell Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.

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 August:

- **Escuela Bilingüe Internacional Phases 2A and 2B** – 4550 San Pablo Avenue (CO)
- 11 sub permit types (final)

Code Enforcement/Graffiti Abatement

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

- 1 graffiti case, correspondence for abatement purposes.

- 1 code enforcement related case was abated.
- 2 Building Code related cases (work without permits).
- 24 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

Customer Feedback Questionnaire

For the month of August 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. The Community Development Department also received four expressions of praise for exemplary customer service through email correspondences for several challenging applications.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Chamber of Commerce Contract. Staff prepared a staff report, resolution, and revised scope of work for a contract for the Chamber to continue to provide services related to implementation of the Economic Development Strategy in fiscal year 2014-15, to be considered by the City Council on September 2.

Minimum Wage. As noted above, staff presented a report to the City Council on August 6 on options for a citywide minimum wage.

Economic Development Advisory Committee. Staff continued to provide support for the committee, coordinating with committee members on guests from the West Oakland Commerce Association for discussion of collaboration opportunities at the August 6 meeting, and with Planning staff for a presentation on the Emeryville-Oakland-Berkeley Transit Study (EBOTS) at the September 3 meeting.

Local Business Assistance. Staff responded to seven requests regarding vacant or available commercial properties in Emeryville.

Berkeley-Emeryville Bioscience Corridor Partnership. Staff worked with the City of Berkeley to set up a “BE Bio Meet-Up” event scheduled for September 17 as part of the Berkeley-Emeryville Bioscience Corridor partnership.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. Staff worked with the developer to respond to inquiries and requirements from Caltrans and the California Transportation Commission (CTC) concerning the \$4.2 million State Transportation Improvement Program (STIP) funding for the Transit Center project.

AFFORDABLE HOUSING

Parc on Powell and Emme Housing Projects. Marketing for the affordable units at the Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill) and Emme (64th and

Christie) projects will start in October. The lottery for the Parc on Powell units is scheduled to take place in the Council Chambers on November 12. The Emme project lottery will be scheduled soon.

Rehabilitation Projects. Staff continues to work with the low income owners of two single family homes who are interested in paint and rehab loans and one disabled access grant. Staff is working with the owners of an affordable disabled project to develop a plan for paint and minor rehabs of six units.

Homeless. Staff met internally on August 14 to begin drafting a homeless action plan. Staff is working with a homeless service provider to develop a scope of services for homeless outreach and case management.

BMR Ownership. Staff completed an inspection at a below-market-rate (BMR) ownership unit that is changing ownership.

Housing Notification. One hundred eight-six people were added to the Housing Notification List.

Public Information. Staff fielded 30 calls and emails regarding housing search, 10 calls and emails regarding landlord/tenant issues, 5 calls from developers and 10 walk-ins with housing related issues.

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

- Staff retained PMC to provide assistance with transactions and public inquiries related to the City's affordable homeownership programs.
- One subordination request is in process, currently awaiting documentation from the lender.
- Three subordination inquiries were received; at this point it is undetermined if the program participants will move forward with their requests.
- One BMR unit is on the market: a one-bedroom in Andante.
- One BMR unit is in contract: a two-bedroom single family home in Oak Walk. The seller has complied with Private Sewer Lateral Ordinance. Just prior to the scheduled close of escrow, the lender refused to provide a mortgage for the unit due to the Resale Restriction Agreement. Staff is working with a mortgage broker to find a lender who will provide financing to the BMR unit.
- Provided two owner occupancy violators with payoff demand statements.
- Analyzed and responded to two potential short sales of City loans, both in the Watergate complex. One short sale request would exceed both the \$25,000 threshold for approval by the City Manager and the amounts that can be forgiven under the First-Time Homebuyer Loan Program Guidelines. Pending receipt of evidence of financial hardship from the borrower, this item may be brought to the City Council for its review and consideration in October.
- Responded to 43 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.

CAPITAL PROJECTS

Temescal Creek (48th Street) Community Organic Garden. In August, Star Apple Edible and Fine Gardening installed the final garden beds and site furnishings. Ernest and Lois Rich's artistic gate, signage and kiosk were installed. A work party on August 27 and 28 filled all 25 beds with soil and assembled the shed. There is still some irrigation and site work to be done. Site improvements are expected to be completed in September. Twenty-five individuals have been given priority for beds and plot selection has begun. Emeryville Community Organic Gardens (ECOG) and City staff is planning a grand opening to coincide with plantings, with the date to be announced shortly.

Safe Routes to School: (SR2S). In August, contractors secured an Encroachment Permit needed to bid the work on San Pablo Avenue for crossing improvements at 43rd, 45th, and 47th Streets within the Caltrans right-of-way. Construction must be completed by June 15, 2015 under the Encroachment Permit.

Safe Routes to Transit (SRTT). Construction is expected to be completed in September for this project to improve the pedestrian environment at the "star" intersection and 40th/San Pablo. ED&H staff will close out the grant in December.

GRANTS MANAGEMENT

Grant Prospects. In August, a non-profit educational organization applied to the Coastal Conservancy for an award for environmental adaptation to sea-level rise for oyster habitat and reef installations in concert with the proposed rip-rap and art installations at Point Emery. Staff has begun monitoring Cap and Trade funds expected to be available from the State in April 2015.

PUBLIC ART PROGRAM

Bus Shelter Temporary Art Program. In August, staff began accepting responses to the Request for Proposals (RFP) for a third phase of the Bus Shelter Temporary Art Program and responding to artist questions. The RFP was announced in the summer activity guide, sent via postcard and posted on the City's website, as well as shared via email. The Public Art Committee (PAC) nominated a Selection Panel in August. The Selection Panel will meet on September 9 and the PAC will make a recommendation to the City Council at their September 11 meeting, with City Council review expected on October 7.

Public Art Master Plan. In July the PAC nominated a subcommittee to draft the RFP for the proposed Public Art Master Plan. The subcommittee, which met for the first time on August 18, will advise on the preferred distribution process, as well as the scope of work to be performed. Subcommittee members volunteered to seek out other city's Public Art Master Plans and asked staff to research the RFPs from those jurisdictions.

Shellmound Street-Powell Street Bridge Public Art. In August staff entered into Conceptual Design Proposal Agreements with the four finalists. The Selection Panel is being planned for November 21 or the first week of December. Final submittals will be displayed for two weeks in

November in City Hall. The Selection Panel will make a recommendation to the PAC at the January 2015 meeting, and the City Council will have a recommendation from the PAC by February 2015.

Purchase Award. In August, a PAC subcommittee toured alternate locations with consultant Regina Almaguer for consideration of expansion of the Purchase Award program to alternate City sites including the Police Station and Senior Center. The possibility of the Police Station as an alternate site to City Hall will be brought for City Council consideration in September. The PAC nominated a Selection Panel in August. The Selection Panel will convene on October 8 and the PAC will make a recommendation on October 9 with the City Council scheduled to consider the recommendation on November 4.

Public Art in Private Development. Staff reimbursed Escuela Bilingüe Internacional for installation of “Orange is the Happiest Color” by Vicki Jo Sowell on the site’s San Pablo frontage. Essex is installing a new commission under the Arts in Public Places Program at 64th and Christie in partnership with The Crucible. A long-awaited major commission by Terese Lahaie is expected to be installed at the Parc on Powell project at 1333 Powell Street in November.

Poet Laureate. In August, the Poet Laureate reviewed over 100 submittals by regional poets for a monthly exhibit on the Emery Go-Round. Installation on all Emery Go-Round shuttle buses is anticipated in October in concert with the Emeryville Celebration of the Arts annual show.

BROWNFIELDS

36th Street Properties. Ecology and Environment Inc., the contractor to the U.S. EPA Technical Assistance Award for site characterization work at the 36th Street, completed a site testing in August. Results are expected in September.

3706 San Pablo Avenue. In August, Weiss and Associates sought conditional approval of the Site Cleanup Plan for 3706 San Pablo Avenue. Thirty days of public review of the plan is anticipated to start on September 8 and conclude October 10 with a public meeting to be conducted in mid- September. Bid documents for the site remediation work are anticipated this fall.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On August 22, Housing Coordinator Catherine Firpo attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of San Leandro, in place of the Community Development Director, who was on vacation. The group discussed ABAG’s “21 Elements” project, a 14-jurisdiction nexus study for housing development impact fees, commercial impact fees and defense of rental inclusionary ordinances in San Mateo County plus Palo Alto; the Alameda County Community Choice Aggregation Energy Program; the Office of Planning and Research’s proposed State CEQA Guidelines amendments for traffic impacts as required by SB 743; the impacts of “Airbnb” rentals; and an update from the Alameda County Transportation Commission.

California Adaptation Forum. Assistant Planner Sara Billing attended California's first conference focused specifically on climate adaptation planning and policy on August 19-20 in Sacramento. Over 600 people attended the conference to discuss a diversity of topics including: sea-level rise and shoreline change planning tools; community outreach and engagement strategies to plan for sea-level rise and extreme weather events; innovative ways to mitigate climate change impacts; Federal and State resources to help local governments address climate change impacts; and strategies to reduce the urban heat island effect. This California-focused event will be held every other year to complement the biennial National Adaptation Forum. For more information on this year's forum visit: <http://www.californiaadaptationforum.org/>.

Pending State Legislation on Solar Panel Building Permits. On the horizon and awaiting the Governor's signature, AB 2188, Photo Voltaic (PV) Solar Permits, will require cities and counties to adopt ordinances, in consultation with local fire and utility officials, to create an expedited, streamlined permitting and inspection process for single family residential rooftop solar energy systems of less than 10 kilowatts that meet building and safety standards. This process is to include over-the-counter application, review and approval within a 24-hour period and/or on-line application, submittal, approval and payment options. As part of the application process, local jurisdictions must provide a checklist for applicants to fill out and submit.

The City of Emeryville averages one PV solar permit a year for a residential unit, established a flat rate for residential uses in 2010, and in 2012 reduced PV solar fees to be in-line with the State mandates of AB 1222. The Building Division's current review and permit issuance for a single family residence is 24-48 hours and is based on the availability of qualified counter staff; the Division is currently developing an electronic permit application process for all permit types.

The League of California Cities, Tri-Chapter of the International Code Council (ICC), and East Bay Chapter of ICC are opposed to AB 2188 because the measure:

- 1) Prioritizes solar permits and inspections over all other types of permits and inspections;
- 2) Requires every City to develop an ordinance and create a solar permit checklist even in those cities that receive only a handful of solar permit requests annually (such as Emeryville);
- 3) Requires the solar permit checklist to be posted on a city's website;
- 4) Requires cities to accept the solar permit checklist and accompanying documents electronically; and
- 5) Arbitrarily limits solar permit inspections, in nearly all cases, to just one inspection.

Building permits and inspections are required by state law and local ordinances to help ensure public safety. By enforcing these laws, local governments essentially act as a consumer protection agency. AB 2188 could jeopardize this proven process by forcing cities to potentially overlook shortcomings in solar permit applications or installations in order to expedite and

streamline the process. The bill will result in inconsistent checklists from adjacent local jurisdictions in the East Bay region. Additionally, AB 2188 would require cities to provide those seeking solar permits a higher level of service presently unavailable to nearly all other permit seekers, creating an unequal process as it relates to Building, Electrical, Plumbing, Mechanical, Energy, and other permit types.

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai led a conference call for the State APA Inclusion Committee on August 24 and a conference call for the National APA International Division concerning restarting of the International Planner Exchange Program on August 17. Ms. Desai and Assistant Planner Sara Billing also attended the APA Central Section retreat at Sequoia Lake over the August 22-24 weekend. The discussion topic was the Central Valley's compliance with AB32 and SB375 with regard to the localities' General Plans and Climate Action Plans. Fresno County was used as a case study.

Economic Development Project Meeting. It has been decided to reinstate the meetings that had previously occurred on an irregular basis to review the status of various economic development projects and programs. Going forward, the meetings will be held on the first Tuesday each month, and will include Economic Development and Housing staff, the Community Development Director, Public Works Director, City Attorney, and City Manager. The first such meeting occurred on August 5.

Transportation Coordination Committee. A staff-level group has been established to provide an opportunity for all staff who work on car, pedestrian, bicycle, public transit, and related infrastructure projects to come together in one place. This forum allows staff to address needs, make and implement plans, and share information on their various transportation-related projects. The introductory meeting was held on August 6; future meetings will be scheduled as necessary.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for almost four years, since September 2, 2010, and the CodeTRAK and GIS components "went live" on March 19, 2013. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. In August, interns continued listing Planning projects before 1992 for entry into the TRAKIT database, and entering and attaching information on Planning projects between 2000 and 1992.

Employee Appreciation Luncheon. At the annual Employee Appreciation Luncheon on August 20, Community Development staff joined other City departments in recognizing the tireless efforts of our dedicated staff, and acknowledging their years of service to the City. This year, no Community Development staff celebrated a five-year-multiple anniversary; such milestones will be celebrated in future years when they occur.

Community Development Department

Major Development Projects

August 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Marketplace Redevelopment IC/II Shellmound at railroad ped bridge	Residential - 218 units Retail - 15,000 s.f.	Community meeting 8/21/14. PC study session 10/2/14.	██████████					
Marketplace Redevelopment IC/II SE of 64th & Shellmound Streets	Residential - 216 units	Community meeting 8/21/14. PC study session 10/2/14.	██████████					
Marketplace Redevelopment IB Christie Avenue Park	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC hearing tentatively 12/11/14.	██████████					
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	Application expected September 2014. PC study session tentatively 10/30/14.	██████████					
3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	CC approved ERN on 5/20/14. PC study session 10/2/14.	██████████					
Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.	██████████					
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.	██████████					
Marketplace Redevelopment III Shellmound Street S of new 63rd St.	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. Community meeting 2/21/14.	██████████					
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 171 rooms	PC study session 1/23/14. PC approved 4/24/14.	██████████		PC - 4/24/14			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	██████████		CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	██████████		PC - 8/27/09			
The Intersection Mixed Use ("Maz")	Residential - 100 units Retail - 21,640 s.f.	Residential bldg permit app. rec'd 12/24/13. Commercial shell bldg permit app. rec'd 6/30/14.	██████████		PC - 8/22/13	██████████		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Building permit application submitted 12/13/13. Demolition permit issued 6/30/14.	██████████		CC - 1/20/09	██████████		
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.	██████████		CC - 4/17/07			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit issued by DSA. Demolition complete.			PC - 8/22/13			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Demolition permit issued 4/28/14. Building permit issued 5/2/14.			PC - 6/27/13			
Parc on Powell (formerly Parkside) Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit issued 2/12/14.			PC - 12/13/12			
City Storage NE 40th & Adeline Streets	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Marketplace Redevelopment IA "Emme" - 64th & Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Building permit for TI issued 1/27/14. TCO issued 7/16/14.			PC - 9/26/13			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11. CO pending.			PC - 2/28/08			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13. CO issued 8/29/14.			CC - 5/19/11			

Glossary of Abbreviations:

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

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<p>EmeryStation West @ Emeryville Transit Center 5959 Horton Street (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. 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 Mitigate 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.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002</p>	<p>New hotel of 171 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.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857</p>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Site plan being developed.</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. 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; awaiting State's response.</p>	<p>Michelle DeGuzman Economic Development and Housing Division (510) 596-4357</p>
<p>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001</p>	<p>Renovation of former "Maz" building for 21,640 square feet of retail use, and construction of a new 65', 5-story, 100-unit residential structure on the east portion of the lot over three levels of parking (one level below grade). Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application for residential structure on December 24, 2013. Submitted building permit application for commercial shell renovation on June 30, 2014.</p>	<p>Greg Pasquali Holliday Development (510) 588-5134</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Marketplace Redevelopment Phase IA – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue (“Emme” Apartments) FDP08-02</p>	<p>193 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. Project is under construction.</p>	<p>Josh Corzine (650) 849-1669</p>
<p>Marketplace Redevelopment Phase IB – Christie Avenue Park Redesign and Expansion FDP14-001</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 scheduled for October 7, 2014. Second Planning Commission study session scheduled for October 30, 2014. Planning Commission public hearing tentatively scheduled for December 11, 2014.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p>Marketplace Redevelopment Phase IC/II – “Parcel A” (“Shellmound site”) Shellmound Street at pedestrian bridge over railroad FDP14-002</p>	<p>Construction of new mixed use building with approximately 218 residential units, 15,000 square feet of retail space and 289 residential parking spaces.</p>	<p>Community meeting tentatively scheduled for August 21, 2014. Planning Commission study session scheduled for October 2, 2014.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase IC/II – “Parcel D” (“Theater site”) Southwest of 64 th and Shellmound Streets FDP14-003	Construction of new residential building with approximately 216 residential units and 290 residential parking spaces.	Received building permit application to demolish UA Theater on June 24, 2014. Community meeting held August 21, 2014. Planning Commission study session scheduled for October 2, 2014.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace Redevelopment Phase III – “Parcels B and C” Shellmound Street between Shellmound Way and 64 th Street FDP13-001	Grocery store, retail, parking garage, realignment of Shellmound Street.	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.	Mark Stefan City Center Realty Partners (415) 395-2908
Sherwin Williams Urban Village 1450 Sherwin Avenue PUD13-001	Redevelopment of former paint factory site for approximately 540 housing units and 94,600 s.f. of commercial space in six buildings, plus 2 acres of public open space.	Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. Applicant expects to submit formal application in September 2014. Planning Commission study session tentatively scheduled for October 30, 2014.	Joe Ernst srmErnst Development Partners (510) 219-5376
RESIDENTIAL AND LIVE- WORK PROJECTS			
Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.	Sasha Shamzad MRE Commercial (510) 849-0776

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11</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.</p>	<p>Peter Solar Equity Residential (415) 447-2690</p>
<p>3706 San Pablo Avenue UPDR14-001</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 Commission study session scheduled for October 2, 2014.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12, DR06-19</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.</p>	<p>Bob Huff Madison Park Financial Corp. (510) 452-2944</p>
<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</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>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011. Applicant is now seeking final certificate of occupancy.</p>	<p>Seth Krubiner (415) 602-3326</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Tree removal permit for street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was the victim of a crime by which the property was fraudulently “sold” a number of times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. DA requested City to “place the property rights back into position held as of March 8, 2011.” Thus, planning and building permits are still considered valid, building permit is being processed and is expected to be issued soon.</p>	<p>Ali Eslami (510) 774-8387</p>

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OFFICE/HIGH TECH PROJECTS			
EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Chief Building Official issued “substantial completion letter” on September 7, 2012. Received building permit application on April 10, 2012 for restaurant tenant improvement, “The Bureau”, on the 1 st floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012. TCO for first floor restaurant “The Bureau” granted on December 10, 2012.	Geoffrey Sears Wareham Development (415) 457-4964

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OTHER			
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 2013. Building permit was approved on September 12, 2013, and issued on October 22, 2013. Project is under construction.	Shawn Fritz Kava Massih Architects (510) 644-1920
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. Received building permit application on August 6, 2013. Approval is pending easement to use Spur Alley for exiting. Issued building permit on February 12, 2014. Exiting was redesigned so an easement was no longer needed.	Craig Payne Pixar Animation Studios (510) 922-3090
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue UPDR12-001	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.	Planning and design activities are on-going between the City and School District. 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. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Community workshops ongoing. 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 permit plans issued by Division of the State Architect. Demolition of existing buildings complete.	Cindy Montero Community Services Director (510) 596-3770

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Broken Rack 5768 Peladeau Street UPDR13-003	Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.	Planning Commission approved September 26, 2013. Received building permit application for seismic upgrade on October 29, 2013 and permit was issued on November 26, 2013. Received building permit application for tenant improvements on November 13, 2013. City Council approved reduction of Greenway access fee from \$50,000 to \$1,000 on December 17, 2013. Director of Planning and Building approved minor conditional use permit for Greenway access on December 20, 2013. Issued building permit for tenant improvements on January 27, 2014. Seismic upgrade permit was given final inspection on February 25, 2014. Temporary certificate of occupancy issued on July 16, 2014.	Marilyn and Wayne Boucher (510) 652-9808
Shell Gas Station Rebuild 1800 Powell Street UPDR13-002	Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.	Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013. Issued demolition permit on April 28, 2014. Issued building permit for new facility on May 2, 2014.	Muthana Ibrahim M I Architects, Inc. (925) 287-1174

Community Development Department
Status of Major Development Projects - City of Emeryville
August 2014

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. On April 2, 2013, City Council passed resolution deleting path from General Plan. On May 21, 2012, received building permit application for Phase 1.5; building permit issued on June 12, 2012. Received permit application on July 16, 2012 for exterior play area in parking lot and issued permit on July 30, 2012. Exterior play area work completed on September 21, 2012. Received building permit application for Phase 2 on October 23, 2012. Issued building permit for Phase 2 on January 22, 2013. Granted temporary certificate of occupancy for Phase 2A on August 28, 2013. Extended to July 22, 2014 by Chief Building Official on January 21, 2014; extended again to February 27, 2015 by Chief Building Official on July 23, 2014. Issued Final Certificate of Occupancy for Phases 2A and 2B on August 29, 2014.</p>	<p>John Horsh (510) 872-6182</p>

	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	TOTAL
PERMITS ISSUED													
Building Permits	21	12											33
Plumb., Elec., Mech.	40	23											63
Fire	14	5											19
MON. TOTALS	75	40	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	115
VALUATION													
Residential	\$11,802,075	\$85,658											\$11,887,733
Sub Permits	\$3,357,341	\$317,340											\$3,674,681
Commercial	\$234,618	\$4,529,994											\$4,764,612
MON. TOTALS	\$15,394,034	\$4,932,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$20,327,026
FEES COLLECTED													
General Plan	\$76,487.81	\$23,743.78											\$100,231.59
Building Standards Admin.	\$635.00	\$207.00											\$842.00
Technology Fee	\$15,297.57	\$4,748.77											\$20,046.34
Building Permit	\$121,964.68	\$37,576.22											\$159,540.90
Plan Review	\$46,150.28	\$21,594.32											\$67,744.60
Energy Review	\$3,563.97	\$2,513.97											\$6,077.94
Electrical Permit	\$6,370.09	\$7,402.39											\$13,772.48
Plumbing Permit	\$4,803.89	\$6,625.36											\$11,429.25
Mechanical Permit	\$5,080.48	\$22,002.77											\$27,083.25
S.M.I.P.	\$4,244.88	\$1,279.42											\$5,524.30
Microfiche	\$1,222.21	\$372.42											\$1,594.63
Fire Dept. Fees	\$4,837.20	\$13,158.51											\$17,995.71
Sewer Connection	\$10,458.00	\$7,221.00											\$17,679.00
Bay-Shell	\$0.00	\$0.00											\$0.00
Traffic Impact	\$33,158.51	\$15,902.34											\$49,060.85
School	\$0.00	\$0.00											\$0.00
Art Public Places	\$0.00	\$35,002.26											\$35,002.26
Other : (PSL, AMMR)	\$2,909.00	\$9,444.50											\$12,353.50
MON. TOTALS	\$337,183.57	\$208,795.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$545,978.60

BUILDING DIVISION INSPECTION LOG FY 14/15

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2014-2015												TOTAL	
				Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15		
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	98%	8	0												8
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	63%	13	31												44
CITY STORAGE	\$5,718,304	22-Oct-13	67%	55	75												130
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0												0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	60%	12	43												55
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	59%	244	265												509
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	63%	266	288												554
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	79%	40	38												78
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,198	1,358												2,556
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	8	6												14
				1,844	2,104												
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																	3,948