




CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 1, 2015

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – DECEMBER 2014**

HIGHLIGHTS OF THE MONTH

On December 2, the City Council certified the results of the November 4 election. New Councilmembers Scott Donahue and Dianne Martinez were sworn in, Ruth Atkin was elected Mayor and Nora Davis was elected Vice Mayor for 2015.

On December 16, the Council held a study session on the draft Economic Development Strategy and Work Plan for Fiscal Years 2014-15 and 2015-16 and provided direction to staff.

The Planning Commission reviewed the final report for the Emeryville Berkeley Oakland Transit Study (EBOTS) at its December 11 meeting, and recommended City Council approval. The Council will consider the EBOTS final report on January 20.

The Commission also approved an application to demolish two existing houses at 5532 Doyle Street and replace them with two new residential units. The City Council will consider the application on January 20.

The Planning Commission held a study session on the overall master plan for the Marketplace Redevelopment project and expressed general satisfaction, with some issues still to be resolved. Final Development Plans for the various components of the project will be considered by the Commission in the coming months.

The Commission held a study session on redevelopment of the City-owned properties at 5890, 5900, and 6150 Christie Avenue; their comments will be passed on to the City Council, who will hold a study session on February 3.

A revised Notice of Preparation was issued for the Sherwin Williams Project Environmental Impact Report, with a comment deadline of January 30 and a scoping meeting scheduled for January 27. The City Council will hold a study session on the project on January 20.

About \$256,000 in development impact fees were collected in December, the first major infusion of such fees since they took effect in September, all attributable to a single \$2.8 million tenant improvement for a new medical clinic.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

December 2

Election. The Council certified the results of the November 4 election, including passage of Measures U and V to establish a City charter and real estate transfer tax, and the election of Scott Donahue and Dianne Martinez to the City Council. Councilmembers West and Brinkman were presented with resolutions of recognition and made leaving office remarks. Councilmembers Donahue and Martinez were then sworn in. Ruth Atkin was elected as Mayor and Nora Davis was elected as Vice Mayor for 2015, and both were sworn in.

Sign of the Times. The Council passed a resolution approving the replacement and refurbishment of the utility box public art program, “Sign of the Times”, and authorizing the City Manager to enter into an agreement with the artist, Seyed Alavi and sub-consultants, as needed for the work.

Housing Related Parks Grant. The Council passed a resolution authorizing execution of the State standard agreement for a \$477,950 Housing Related Parks Program Grant, which will be used for the Emeryville Center of Community Life project. As previously reported, the award included \$14,400 in bonus funds for the City’s relative competitive position in achieving Regional Housing Needs Allocation (RHNA) goals as compared to other applicants.

59th and Peladeau Bar. The Council approved a “finding of public convenience or necessity” for the 59th and Peladeau Bar, which is required by the State Department of Alcoholic Beverage Control for a liquor license. A conditional use permit for this bar was approved by the Planning Commission on October 30.

Traffic Impact Fee. The Council approved the Traffic Facilities Impact Fee Program Report for Fiscal Year 2013-14.

December 16

Economic Development Strategy and Work Plan. The Council held a study session on the draft Economic Development Strategy and Work Plan for Fiscal Years 2014-15 and 2015-16 and provided direction to staff. Council priorities included fiber optics connectivity; workforce development; metrics to measure the speed of approvals for planning and building permits; place-making to address the physical aspects of the city such as gateways and banners; a focus on smaller businesses in Business Improvement Districts and merchants’ associations; local buying and hiring preferences; “workforce supports” such as the provision of childcare, an adequate supply of affordable housing, and transportation; a focus on “good” jobs to allow households to afford housing; a targeted emphasis on anti-poverty measures; and City support for worker-owned cooperatives.

Public Art Master Plan. The Council approved a Request for Proposals for a Public Art Master Plan, for distribution to the Northern California Public Art Administrators Network and a short

list of preferred consultants, urban designers, and planners to seek teams capable of completing the proposed scope of work.

Unreinforced Masonry and Soft-Story Buildings. The Council heard an informational report on unreinforced masonry and soft-story buildings and requested staff to pursue an investigation of soft-story buildings.

Christie Avenue Bay Trail. The Council approved the plans and specifications for the Bay Trail bicycle and pedestrian improvements on Christie Avenue between Shellmound Street and Powell Street, and authorized the City Engineer to advertise the project for public bids.

Emeryville Center of Community Life. The Council heard an update from the owners' representative on the status of construction of the ECCL project.

PLANNING COMMISSION

The Planning Commission considered the following items as its December 11 meeting:

Emeryville Berkeley Oakland Transit Study. The Commission considered the final report from this study for improving transit in Emeryville, West Berkeley and West Oakland. The report describes and evaluates proposed short-term improvements including shuttle service expansion, enhanced bus service from West Berkeley through Emeryville to West Oakland BART and Jack London Square, and streetcar lines connecting MacArthur BART to central Emeryville (supplementing the Emery Go-Round) and West Oakland. The Commission recommended approval of the report, with additions regarding streetcars on San Pablo Avenue and an AC Transit route on Stanford-Adeline-Shattuck, and with an addendum responding to December comments from the EBOTS Technical Advisory Committee and the Oakland City Council.

BRG High Rise Sign. The Commission approved a Major Sign Permit for two high rise signs at 2200 Powell Street, with the condition that they be dimmed at 11 p.m. Both the regular nighttime brightness level and the lower brightness level after 11 p.m. are to be determined by the Planning Director.

Doyle Street Lofts. The Commission passed a resolution recommending City Council approval of a Conditional Use Permit, Design Review, and setback Variance to demolish two existing residential units and replace them with two new residential units at 5532 Doyle Street. The vote was 4 ayes and 1 no, with Chair Moss voting no based on his inability to make the Design Review finding about active street frontage. (Commissioner Gunkel was recused and Commissioner Kuemmerle was absent.) Because the project involves demolition of residential units, it requires City Council approval, which is scheduled for consideration on January 20.

TNE Street Tree Removal. The Commission unanimously approved a permit to remove one street tree and replace it with a new tree at 1355 59th Street to facilitate access to a new roll-up door.

Marketplace Redevelopment Project. The Commission held a study session to review plans for the redevelopment of the entire site for compliance with the Preliminary Development Plan for

the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. The Commission generally was satisfied with how overall circulation would work for vehicles, cyclists, pedestrians and transit. The wrapping of townhouses around the grocery store ("Parcel C") was appreciated as was the proposal of townhomes along Market Drive and 62nd Street. A common concern regarding proposed loading for the grocery store was expressed and more detail regarding loading was requested.

Christie Avenue Properties Redevelopment. The Commission held a study session on redevelopment of City-owned properties at 5890, 5900, and 6150 Christie Avenue for future issuance of a Request for Proposals. Commissioners' comments included that Christie Avenue Park should be expanded, but not for the entirety of the Christie Avenue properties; the sites are valuable housing sites, particularly as ownership units; the sites would be best developed as an integrated site, with the affordable housing mixed in with the market rate units; townhome units with porches should be included; the "59th Street" easement should be moved so that it lines up with the west-facing pedestrian entrance of the Public Market; small-scale retail would be difficult here so the project should focus on a single, anchor destination; consider partnering with other organizations/entities for interesting non-residential uses (e.g. gallery space for Ex'Pression Center for New Media); encourage a green street, rather than zero lot line development; work with the Public Market to allow for vehicular access on that site, as this is an opportune time while they are in the process of implementing the PUD for that property; require at least two architects to allow for a fine-grain design.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At the committee's December 3 meeting, a representative from Novartis spoke on the recent purchase by Grifols of their café and gym facilities, and Novartis's resulting search for dining and fitness opportunities in the community, as well as partnership opportunities for science, technology, engineering, and mathematics (STEM) learning. The committee then discussed the draft Economic Development Strategy and Work Plan Fiscal Years 2014-15 and 2015-16, and passed a motion calling for a presentation to the City Council on the fiber optic and broadband network in Emeryville.

HOUSING COMMITTEE

At its December 3 meeting, the committee discussed the City's draft Homeless Strategy and heard an informational report on the Parc on Powell Below Market Rate (BMR) lottery results.

PUBLIC ART COMMITTEE

The Public Art Committee (PAC) did not meet in December. In lieu of a meeting the PAC hosted a reception for the 2014 Purchase Awards on December 11. Despite poor weather the reception was well attended with both Rik Ritchey and Nora Pauwels presenting their pieces. Retiring Committee member Stephen Headley was thanked for his service and the Poet Laureate asked reception-goers to select poems for the Emery Go-Round. The next PAC meeting will be on January 8, when the committee will hear the Selection Panel's recommendation for the final artist for the Shellmound Street-Powell Street Bridge Public Art project.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

The December 1 BPAC meeting included an update from staff on the Horton Street traffic calming project, which is moving forward with data collection capturing vehicle quantities and speeds. Sean Moss, current Emeryville Planning Commission Chair and Senior Planner at the City of El Cerrito, presented El Cerrito's San Pablo Avenue Specific Plan (available at: <http://www.el-cerrito.org/index.aspx?nid=396>). EAH, the developer for 3706 San Pablo, sought input on the project's bike facilities. The BPAC suggested placing bike parking as close as possible to entrances, especially for cargo bikes and trailers; prioritizing bike parking on the ground floor and auto parking on the second floor of the parking garage; and considering space for hanging bike storage in individual units. EAH also said that they were open to hosting a Bike Share facility.

PARKS AND RECREATION COMMITTEE

The Committee did not meet in December; its next regular quarterly meeting will be on January 21.

COMMUNITY PRESERVATION COMMITTEE

The Committee did not meet in December; its next regular quarterly meeting will be on January 28.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The Committee did not meet in December; its next regular quarterly meeting will be on February 11.

DEVELOPMENT COORDINATING COMMITTEE

The regular DCC meeting scheduled for December 10 was cancelled because all pending items have either already been reviewed by DCC or were not yet ready to be reviewed.

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 December are discussed below.

Sherwin Williams Mixed Use Project. A revised Notice of Preparation (NOP) has been issued for the Sherwin Williams Project Environmental Impact Report (EIR). The comment period has been extended from 30 days to 45 days and now ends on Friday, January 30. Staff is in the process of reviewing the Traffic Assumptions Memo. A City Council study session is scheduled for January 20, and a scoping session for the EIR is scheduled for January 27 at 6:30 p.m. in the Council Chambers. Staff met with the applicant on December 4 to discuss reuse ideas for the existing building, and with the entire development team to discuss the overall project on December 8.

Marketplace Redevelopment Project. As noted above, the Planning Commission held a study session on the overall master plan for the project on December 11. On December 4 and 18, staff met with design consultant Arnold Mammarella and the project applicants of the two

residential buildings on the Shellmound (Parcel A) and Theater (Parcel D) sites to provide comments on the design. A follow-up meeting is scheduled for January 8. On December 15, staff met with the applicants to discuss the Shellmound Street realignment, and on December 19, a meeting was held with transportation consultants Fehr and Peers to discuss traffic issues.

Anton Emeryville, 6701 Shellmound Project (“Nady Site”). On November 7, staff received an application for this 211-unit residential project from Anton Development Company based in Sacramento. Anton is taking over the project from Avalon Bay, who previously withdrew their application. The plans are identical and the architect is the same. A study of the project’s effects on the broadcast capabilities of the adjacent radio antennas is being prepared. The previously prepared Initial Study/Mitigated Negative Declaration is tentatively scheduled for publication and recirculation on January 20 with the review period ending on February 18, and the project is tentatively scheduled for Planning Commission consideration on March 26.

Atrium Building. Staff met with the owners of the “Atrium” building at 1650 65th Street on December 11 to discuss the development potential of the property, although there are no current plans to demolish the existing structure.

EmeryStation Greenway. On December 5, staff met with the building owners and a prospective health care tenant of the EmeryStation Greenway building. As previously reported, a minor conditional use permit for this tenant to occupy the entire building was approved on November 21.

5801 Christie Avenue. On December 8, staff met with Harvest Properties, who are interested in developing this large site adjacent to the freeway, near the corner of Powell Street and Christie Avenue. The site, formerly known as the “Gateway” site, was previously owned by BRE and has since been acquired by Essex Property Trust as part of their takeover of BRE last April. Essex reportedly is not interested in developing this property and is planning to sell it. Harvest is interested in a commercial and/or residential development. They are headquartered in Emeryville and previously managed the property for BRE. Staff has received numerous other inquiries about this property.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

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

Duplex Remodel Landscaping, 1255 and 1257 Ocean Avenue. A Minor Design Review permit for landscaping was approved on December 10.

Signs

BRG, 2200 Powell Street. As noted above, a Major Sign permit for two high-rise identification signs was approved by the Planning Commission on December 11.

East BayBridge Master Sign Program, 3839 Emery Street. A Major Sign permit application for a master sign program was submitted on October 20; it is scheduled for Planning Commission consideration on February 26 (pending).

Conditional Use Permits

LePort Schools, 1450 63rd Street. A Major Conditional Use Permit application for a school to go into two existing buildings, formerly occupied by Every Dog Has Its Daycare, was submitted on December 1; it is scheduled for Planning Commission consideration on February 26 (pending).

Doyle Street Lofts, 5532 Doyle Street. A Major Conditional Use Permit application to demolish two existing residential units and replace them with two new residential units was recommended to the City Council for approval by the Planning Commission on December 11, as noted above. The application will be considered by the City Council on January 20.

Restoration Hardware, 4045 Horton Street. A Temporary Use Permit application for three weekend “pop-up” warehouse sales was submitted on December 30 (pending).

Subdivisions

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

Commercial Condominiums, 1255 Park Avenue. A subdivision permit application for commercial condominiums was approved on December 12.

Tree Removal

Tree Removal Permit, 5800 Hollis Street. As noted above, a permit application to remove and replace one street tree on 59th Street in order to facilitate a new roll-up door opening was approved by the Planning Commission on December 11.

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). On December 2 the Oakland Public Works Committee voted not to recommend streetcars, and for the proposed enhanced bus to go to stores on Shellmound Street, not to impede freight movement, and to be in partnership with AC Transit. On December 3 the EBOTS Technical Advisory Committee recommended language on a streetcar maintenance facility; evolution of short-medium and long-term improvements, and adaptability of routes. On December 9 the Oakland City Council approved its Public Works Committee’s recommendation. As noted above, on December 11 the Planning Commission recommended adoption with additions. The City Council will consider approval of the report on January 20. The final report can be viewed at <http://www.emeryville.org/ebots>.

Housing Element. As previously reported, the City Council adopted the Housing Element on November 18. The State Department of Housing and Community Development (HCD) logged receipt of Emeryville’s Housing Element on December 1. The 90-day HCD review period will end on February 27. The adopted Housing element can be seen at <http://www.emeryville.org/housingelement>.

Design Guidelines - Family Friendly Housing. Staff worked on finalizing a draft for Planning Commission and City Council consideration.

General Plan Annual Report. Staff researched activities conducted in 2014 that implement the General Plan, including the Housing Element, for preparation of the annual report that will be considered by the Planning Commission on January 22 and by the City Council on March 3. The report is due to the State by April 1.

Countywide Multimodal Arterial Study Data. An intern worked with Public Works staff to send data to the Alameda County Transportation Commission's consultant for the Countywide Multimodal Study. The information included vehicle, bicycle and pedestrian volumes; travel speeds; street dimensions; parking and transportation demand management strategies; pavement condition; and maintenance contact information.

AC Transit Major Corridors Study Committee. On December 4 staff attended the kickoff meeting of the Technical Advisory Committee for AC Transit's Major Corridors Study. This effort will identify street improvements for AC Transit's most active corridors, including San Pablo Avenue and MacArthur-40th.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the sixth 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 December:

Permits Issued:	62
Total Valuation:	About \$7.8 million
Fees Collected:	About \$553,000
Inspections:	733
- Major projects:	176 (24%)
- Other:	557 (76%)

Fast Track Plan Check:

- Same day: 4 applications
- Within 2 weeks: 14 applications
- Expedited requests: 4 (plan review comments or permit approval within 3-5 days)

Public Contacts and Inquiries:

- Counter contacts: 178
- Telephone inquiries: 127

The fees noted above include about \$256,000 in development impact fees (\$122,000 in traffic fees, \$64,000 in parks and recreation fees, and \$70,000 in affordable housing fees), the first major infusion of such fees since they took effect in September. These are all attributable to a single \$2.8 million tenant improvement for the new Epic Care medical clinic in the Hollis Business Center at 1480 64th Street.

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 (Emme Apartments)** – 64th and Christie; 190 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building (approved for stocking on September 18, 2014).
- **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 sign-off for building shell pending. Minor conditional use permit for tenant to occupy entire building approved on November 21, 2014.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage (TCO pending).
- **39th and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **Papermill Park** – 1330 Stanford Avenue – new park and parking lot.

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:

- **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, 175-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 December. 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.
- **Emery Station South** – 5858 Horton Street; access compliance master plan.
- **Interior Motion** – 1490 Park Avenue; shelving racks.
- **Grifols Building X** – 5400 Hollis Street; non-illuminated signage.
- **Level(3)** – 5000 Hollis Street; commercial reroof.
- **1032 45th Street** – porch/deck repairs.
- **5616 Bay Street** – waterproofing repairs.
- **1255 Ocean Avenue** – residential duplex renovation; work without permits.
- **6 Admiral Drive, Unit A489** – bathroom remodel.
- **6363 Christie Avenue, Unit 1301** – kitchen and bath remodel.
- **Grifols Building N** – install stone monument sign.
- **Exponential** – 5858 Horton Street, 3rd floor; tenant improvements.
- **Berkeley Lights** – 5858 Horton Street, 3rd floor; tenant improvements.
- **AT&T** – 5691 Bay Street, Building D; install wall and blade signs.
- **Novartis Building 4 Parking Lot** – 5300 Chiron Way; new trash collection structure.
- **Elemental LED** – 1175 Park Avenue; tenant demolition.
- **Hyatt House** – 5800 Shellmound Way; interior alteration, ground floor public areas.
- **Epic Care** – 1480 64th Street; tenant improvements, medical office.
- **Novartis Building 4** – 5300 Chiron Way; repair shop lab remodel.
- **Grifols Building F** – 1403 Stanford Avenue; new 800 ampere service.
- **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.
- **Anton Emeryville (Nady site)** – 6701 Shellmound Way; alternate, methods and materials request (AMMR) for proposed construction is under review.

Construction Meetings

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

- **Marketplace Redevelopment Phase 1A (Emme Apartments)** – 64th Street and Christie Avenue; 190 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.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.

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 December:

- 21 sub permit types (finals).

Code Enforcement/Graffiti Abatement

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

- 2 graffiti cases, correspondence for abatement purposes.
- 11 code enforcement related cases were abated.
- 1 Building Code related case (work without permits).
- 31 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 December two questionnaires were received, both indicating positive and excellent in all categories, including customer service levels, staff knowledge, improvements needed, and how the City of Emeryville's counter services compare with other jurisdictions.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Economic Development Strategy. Staff finalized a draft of the updated the Economic Development Strategy, which, as noted above, was reviewed by the Economic Development Advisory Committee on December 3 and by the City Council at a study session on December 16.

Christie Avenue Properties. Staff prepared a report on potential development options for the City-owned properties at 5890, 5900, and 6150 Christie Avenue for future issuance of a Request for Proposals. As noted above, the options were reviewed by the Planning Commission at a study session on December 11. A City Council study session is scheduled for February 3.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. A draft funding agreement targeting funds for construction of the project's bus bays was resubmitted in December to Caltrans for approval of \$4.2 million in State Transportation Improvement Program (STIP) funding with resolution expected in early January. As this is an administrative action, should the project need additional time (such as if the City's litigation against the State Department of Finance for use of former Redevelopment Agency funding is lost and additional negotiations or approvals are needed), then the California Transportation Commission can approve a one-time extension beyond the current requested deadline of February 25, 2017. Staff is developing a Title VI civil rights program as required by the acceptance of Federal Transportation Administration (FTA) earmark funds for the plaza at the Transit Center, for consideration by the City Council prior to the June 2015 deadline.

Bay Street Quarterly Meeting. On December 10, the Acting Economic Development and Housing Manager met with Bay Street ownership to discuss current status, including parking, security, and leasing.

Economic Development Project Meeting. Economic Development and Housing staff, the Community Development Director, Public Works Director, City Attorney, and City Manager held their regular monthly meeting on December 2 to review the status of various economic development projects and programs.

AFFORDABLE HOUSING

Parc on Powell Project. Pre-applications for the eight very low income and 13 moderate income units at Parc on Powell (1333 Powell Street, formerly called Parkside and Papermill) were reviewed in November and the lottery took place in the City Council Chambers on November 12. Staff is reviewing the applications.

Emme Housing Project. Staff has reviewed the marketing materials for the 29 very low income units at Emme (64th and Christie) and given feedback.

3706 San Pablo Avenue. Staff is working with the developer to submit applications for funding to the state, Alameda County and the City of Oakland.

Rehabilitation Projects. Staff worked with one homeowner on a rehabilitation application. Staff is working with two ongoing applicants.

Homeless. Staff researched and drafted the Emeryville Homeless Strategy and presented the draft to the Housing Committee on December 3, as noted above. Staff worked with the Senior Center and the Police Department to identify at risk people experiencing homelessness. Staff of the North County cities worked on locating these people and succeeded in getting three into shelter. The contract with Berkeley Food and Housing to provide services for homeless outreach and case management, including outreaching to homeless during inclement weather, began and staff is coordinating with Fire, Police, and Community Services to identify and locate people experiencing homelessness in our community and to engage them in an effort to provide harm reduction services and start the process of finding permanent housing solutions. Staff met internally on December 15 to discuss the homeless policy and outreach strategies.

Housing Notification. Staff added 117 people to the Housing Notification List.

Public Information. Staff fielded 16 calls and emails regarding housing search, 4 calls and emails regarding landlord/tenant issues, and 10 walk-ins with housing related issues.

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

- One subordination request completed.
- Staff working with three owner-occupancy violators, two BMR owners in 1500 Park to put units on the market, and one market rate borrower in the Besler Building to finalize repayment.
- One BMR unit in Glashaus sold to a two-person household.

- Staff responded to 52 requests (via phone and email) for information regarding homeownership programs, including both interested parties and existing program participants.
- Staff processed the return of disbursement of a CalHome grant fund advance at the request of CalHome due to lack of new loan activity.

PUBLIC ART PROGRAM

Sign of the Times Restoration and Renewal. As noted above, on December 2, the City Council approved artist Seyed Alavi's 20 new images to replace 20 of the 25 existing images on utility boxes throughout the City. The 20 images to be replaced will be stored in a digital library for possible future rotations. Installation is expected in early 2015.

Bus Shelter Temporary Art Program. Will Tait is the first of six new Emeryville artists to be included in the third phase of the Bus Shelter Temporary Art Program. His work will be installed on January 5. In December, staff continued to pursue a contract with Clear Channel for the third phase installation and maintenance and in the interim secured installation of the new pieces, which installers noted were easier to install and appeared better due to a new backing included in the printing of the latest phase of installations.

Public Art Master Plan. Staff released the Public Art Master Plan Request for Proposals after the City Council approved it on December 16. Responses are due February 13.

Shellmound Street-Powell Street Bridge Public Art. The Selection Panel convened on November 21 to interview four teams' proposals and to rank their presentation for recommendation to the Public Art Committee (PAC) for final artist selection. The Selection Panel's recommendation to select Electric Rainbow by R&R Studios will be brought by staff to the PAC at the January 8 meeting. The proposals were on display in City Hall throughout December, garnering 12 public comments which supported and deviated from the Selection Panel in equal measure. The City Council will have a recommendation from the PAC in early 2015.

Purchase Award. Rik Ritchey's, "My Iconoclast" was installed on the concrete wall of the elevator shaft in City Hall in November, and Nora Pauwels', "Blueprint of a Garden" was installed in the Police Station's second floor lobby on December 6. A reception was held in the City Hall lobby on December 11.

Poet Laureate. In December, the Poet Laureate program continued monthly distribution of a poem on the Emery Go-Round and selected three poems for the new year. March's poem is to be selected from a youth poet, working with the Poet Laureate in February.

BROWNFIELDS

3706 San Pablo Avenue. In December staff initiated contracting with the site cleanup plan consultant to prepare bid documents in Spring 2015 for completion of the site's remediation prior to the 2012 EPA cleanup grant deadline in October 2015.

ADMINISTRATION/OTHER

Work Practices for Lead-Based Paint and Lead Hazards. Title 17, Division 1, Chapter 8, Sections 35001 – 36100 of the California Code of Regulations requires that work on any structure built before January 1, 1978 must use lead-safe work practices including containment and cleaning of the work area after the project is completed. This revised regulation went into effect on April 30, 2008 and applies to everyone, including contractors, painters, homeowners, renters, and maintenance staff. The regulations also cover accreditation of training providers and certification of individuals to perform lead abatement and sets work practice standards for lead hazard evaluations and the abatement of lead hazards.

The Building Division has been contacted by the Alameda County Healthy Homes Director of Operations to seek assistance in contractor notification and awareness of these provisions of Title 17. The County agency responds to the complaints in Berkeley, Oakland, Alameda and Emeryville regarding contractors and/or homeowners removing lead based paint from pre-1978 buildings without proper containment or cleanup. The agency is governed by a Joint Powers Authority (JPA) made up of City Council members from each of these cities. In an effort to reduce complaints, the Agency has asked JPA members to propose a Renovation Repair Painting (RRP) verification document for contractor notification at time of permit application. The agency also asks local jurisdictions, as part of the administrative process, to require applicants to fill out and sign a form mandated by the U.S. Environmental Protection Agency (EPA). The Building Division continues to hand out “Lead Safety During Renovation” brochures and red line/stamp all job site plans which fall under EPA criteria and will support Alameda County’s request to distribute the RRP document. The RRP and EPA mandate letter will be attached to the permit application.

State codes and laws now make existing lead hazards, or creating a lead hazard, a violation subject to fines and/or imprisonment. This means that pre-1978 homes should be maintained so that they are lead-safe, with the paint intact. It also means that if activities are conducted that disturb painted surfaces on a pre-1978 building, steps must be taken to contain the paint chips and dust. The Alameda County Lead Poisoning Prevention Program offers classes in lead-safe work practices for property owners and contractors.

American Planning Association (APA) Related Activities. Senior Planner Miroo Desai, as a committee member of the International Division of the national APA, gave a presentation on planning in Emeryville to a 30-person delegation from Chongqing, China at Emeryville City Hall on December 3.

City Council Orientation. On December 19, the Community Development Director participated in an orientation session for new City Councilmembers Scott Donahue and Dianne Martinez. He gave a brief overview of the activities of the department and the Council’s role in those activities.

Tour of Emeryville for Alameda. On December 19, the Community Development Director led a tour of Emeryville for the Community Development Director of Alameda and her staff. They were interested in seeing recent residential projects in Emeryville as models for future development in Alameda, and were quite impressed with what they saw.

Cost Recovery. Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on December 17 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Permit Tracking System and GIS. CRW TRAKIT, the Planning and Building Department’s permit tracking software, has now been live for over 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, construction, and abatement processes. An intern continued listing Planning projects before 1992 for entry into the TRAKIT database.

Student Interview. On December 1, the Community Development Director was interviewed by two undergraduate students from UC Berkeley studying urban planning. They had been assigned to write a policy memo with recommendations on additional steps that Emeryville could take to leverage Plan Bay Area, the region’s State-mandated Sustainable Communities Strategy, to support and amplify local sustainability planning.

Holiday Lunch. On December 18 the Community Development Department staff celebrated the holidays with lunch at Hot Italian at the Public Market. This was an opportunity to celebrate the accomplishments of 2014 and look forward to an even more productive year in 2015.

Community Development Department
Major Development Projects
December 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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.						
Marketplace Shellmound Site Shellmound at railroad ped bridge	Residential - 185 units Retail - 15,000 s.f.	PC study session 10/2/14. Second PC study session 1/22/15.						
Marketplace Theater Site SE of 64th & Shellmound Streets	Residential - 234 units	PC study session 10/2/14. Second PC study session 1/22/15.						
Marketplace Redevelopment 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 hearing 2/26/15.						
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.						
Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial 94,600 s.f.	PC study session 10/30/14. CC study session 1/20/15. EIR scoping meeting 1/27/15.						
3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC hearing 1/22/15.						
Marketplace Parcels B and C Shellmound Street S of new 63rd St.	Retail - 60,500 s.f. Residential - 75 units	PC study session 12/12/13. Second PC study session 1/22/15.						
Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 211 units	PC study sessions 12/12/13 and 3/27/14. IS/MND being recirculated. PC hearing tentatively 3/26/15.						
Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	PC voted to recommend approval on 12/11/14. CC hearing 1/20/15.			PC - 12/11/14			
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		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 175 rooms	PC study session 1/23/14. PC approved 4/24/14. Building permit application received 12/29/14.			PC - 4/24/14			
East BayBridge Façade Upgrade 3939 Emery Street	Façade upgrades for existing and new retail tenants	PC approved 7/24/14. Building permit application received 10/21/14.			PC - 7/24/14			
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			
The Intersection Mixed Use ("Maz") 3800 San Pablo Avenue	Residential - 105 units Retail - 17,158 s.f.	Commercial shell bldg permit app. rec'd 6/30/14. Residential foundation permit issued 9/12/14.			PC - 8/22/13			
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete. Groundbreaking 10/16/14.			PC - 8/22/13			
3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Grading permit issued 9/2/14. Building permit issued 9/10/14.			CC - 1/20/09			
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			
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			
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. Approved for stocking 9/18/14.			PC - 12/13/12			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	"Substantial completion letter" issued 9/7/12. Minor CUP for medical tenant approved 11/21/14.			CC - 5/19/09			

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		

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Status of Major Development Projects - City of Emeryville
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<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 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.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

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<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 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.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857</p>
<p>Bay Street - Site B Shellmound/Powell/railroad</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; awaiting State's response.</p>	<p>Michelle DeGuzman Economic Development and Housing Division (510) 596-4357</p>
<p>Anton Emeryville ("Nady Site") 6701 Shellmound Street UPDR14-003</p>	<p>Redevelopment of former industrial site for approximately 211 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND tentatively scheduled for recirculation January 20, 2015 through February 18. Study of project's effects on broadcast capabilities of adjacent radio antennas being prepared. Planning Commission public hearing tentatively scheduled for March 26.</p>	<p>Trey Teller Anton Development Company. (916) 400-2072</p>

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<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>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001</p>	<p>Renovation of former “Maz” building for 17,158 square feet of retail use, and 1,048 square feet of live-work; and construction of a new 75’, 5-story, 105-unit residential structure on the east portion of the lot over two levels of parking. Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application for residential structure on December 24, 2013. Submitted building permit application for commercial shell renovation on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014.</p>	<p>Rick Holliday Holliday Development (510) 588-5133</p>
<p>Emme Apartments (Marketplace Redevelopment Project Phase IA) Southeast corner of 64th Street and Christie Avenue FDP08-02</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. Project is under construction.</p>	<p>Josh Corzine (650) 849-1669</p>

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<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 Park Christie Avenue Park Redesign and Expansion FDP14-001	Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.	Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission public hearing scheduled for February 26, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
Marketplace Shellmound Site Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002	Construction of new mixed use building with approximately 185 residential units, 15,000 square feet of retail space and 240 residential parking spaces.	Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session scheduled for January 22, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace Theater Site Marketplace Redevelopment Project Parcel D, southwest of 64 th and Shellmound Streets FDP14-003	Construction of new residential building with approximately 234 residential units and 305 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 held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session scheduled for January 22, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
Marketplace Parcels B and C Marketplace Redevelopment Project Shellmound Street between Shellmound Way and 64 th Street FDP13-001	Parcel B: 25,000 s.f. retail; 540 space parking garage. Parcel C: 35,500 s.f. retail including grocery store; 75 residential units; 300 space 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. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan scheduled for January 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
Sherwin Williams Mixed Use Project 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. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session scheduled for January 20, 2015. EIR scoping meeting scheduled for January 27, 2015.	Joe Ernst srmErnst Development Partners (510) 219-5376

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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
Doyle Street Lofts 5532 Doyle Street UPDR14-002	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 hearing scheduled for January 20, 2015.	Alex Bergtraun (510) 652-0612
Parc on Powell (formerly Parkside and Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11	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.	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.	Peter Solar Equity Residential (415) 447-2690

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<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>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 permit application submitted September 26, 2014. Planning Commission study session held October 2, 2014. Planning Commission public hearing scheduled for January 22, 2015.</p>	<p>Felix AuYeung EAH Housing (415) 295-8854</p>
<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. Issued Grading Permit on September 2, 2014. Issued Building Permit on September 10, 2014.</p>	<p>Bob Huff Madison Park Financial Corp. (510) 452-2944</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<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>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>

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<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. Minor conditional use permit for medical offices to occupy the rest of the building approved on November 21, 2014.	Geoffrey Sears Wareham Development (415) 457-4964

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<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 was 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. Approved for stocking on September 18, 2014.	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.	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 collaborated on environmental review, and selected LSA as consultant. 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 permit plans issued by Division of the State Architect. Demolition of existing buildings complete. Groundbreaking ceremony held October 16, 2014.	John Baker Project Manager (415) 710-8059

Community Development Department
Status of Major Development Projects - City of Emeryville
December 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>
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
East BayBridge Façade Upgrade 3939 Emery Street DR14-003	Modification of façade of existing and resubdivided tenant space, including Nordstrom Rack, Ultra Beauty, and Sports Authority.	Application submitted March 3, 2014. Planning Commission hearing held April 24, 2014. Commission continued item and requested design improvements. Planning Commission approved on July 24, 2014. Received building permit application for façade upgrades on October 21, 2014.	Cory Chung MPA Associates (408) 961-8690
Christie Avenue Properties East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park	Redevelopment of three City-owned parcels south of Christie Avenue Park.	Planning Commission study session held December 11, 2014. City Council study session scheduled for February 3, 2015.	Michelle DeGuzman Acting Economic Development & Housing Manager (510) 596-4357

	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	39	19	14	19							124
Plumb., Elec., Mech.	40	23	76	30	25	30							224
Fire	14	5	13	14	15	13							74
MON. TOTALS	75	40	128	63	54	62	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	422
VALUATION													
Residential	\$11,802,075	\$85,658	\$43,048,133	\$728,571	\$40,400	\$97,100							\$55,801,937
Sub Permits	\$3,357,341	\$317,340	\$792,303	\$626,247	\$173,401	\$218,773							\$5,485,405
Commercial	\$234,618	\$4,529,994	\$50,081,392	\$696,783	\$5,184,572	\$7,489,202							\$68,216,561
MON. TOTALS	\$15,394,034	\$4,932,992	\$93,921,828	\$2,051,601	\$5,398,373	\$7,805,075	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$129,503,903
FEES COLLECTED													
General Plan	\$76,487.81	\$23,743.78	\$469,130.71	\$6,292.72	\$28,391.00	\$37,164.25							\$641,210.27
Building Standards Admin.	\$635.00	\$207.00	\$3,791.00	\$84.00	\$248.00	\$325.00							\$5,290.00
Technology Fee	\$15,297.57	\$4,748.77	\$93,793.83	\$1,378.84	\$5,802.21	\$7,432.85							\$128,454.07
Building Permit	\$121,964.68	\$37,576.22	\$787,330.42	\$8,632.39	\$42,736.13	\$60,501.66							\$1,058,741.50
Plan Review	\$46,150.28	\$21,594.32	\$148,881.64	\$40,910.85	\$35,484.12	\$111,482.27							\$404,503.48
Energy Review	\$3,563.97	\$2,513.97	\$24,804.60	\$4,591.74	\$5,715.21	\$20,070.77							\$61,260.26
Electrical Permit	\$6,370.09	\$7,402.39	\$157,928.42	\$2,422.33	\$9,573.35	\$11,736.60							\$195,433.18
Plumbing Permit	\$4,803.89	\$6,625.36	\$141,627.49	\$1,243.72	\$7,298.31	\$9,295.89							\$170,894.66
Mechanical Permit	\$5,080.48	\$22,002.77	\$132,176.82	\$4,625.71	\$7,625.20	\$8,560.78							\$180,071.76
S.M.I.P.	\$4,244.88	\$1,279.42	\$26,047.56	\$273.09	\$1,475.01	\$2,116.88							\$35,436.84
Microfiche	\$1,222.21	\$372.42	\$8,301.03	\$67.68	\$427.98	\$587.09							\$10,978.41
Fire Dept. Fees	\$4,837.20	\$13,158.51	\$265,206.62	\$5,412.00	\$21,635.36	\$16,370.06							\$326,619.75
Sewer Connection	\$10,458.00	\$7,221.00	\$293,161.00	\$5,727.00	\$3,486.00	\$9,711.00							\$329,764.00
Bay-Shell	\$0.00	\$0.00	\$446.49	\$0.00	\$0.00	\$0.00							\$446.49
Traffic Impact	\$33,158.51	\$15,902.34	\$0.00	\$12,937.86	\$0.00	\$122,333.47							\$184,332.18
School	\$0.00	\$0.00	\$457,626.91	\$0.00	\$0.00	\$0.00							\$457,626.91
Art Public Places	\$0.00	\$35,002.26	\$224,155.58	\$0.00	\$12,359.27	\$0.00							\$271,517.11
Parks & Recreation*	\$0.00	\$0.00	\$0.00	\$8,782.38	\$0.00	\$63,815.76							\$72,598.14
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$6,984.00	\$0.00	\$69,744.00							\$76,728.00
Other : (PSL, AMMR)	\$2,909.00	\$9,444.50	\$11,163.50	\$5,942.00	\$7,054.00	\$1,871.00							\$38,384.00
MON. TOTALS	\$337,183.57	\$208,795.03	\$3,245,573.62	\$116,308.31	\$189,311.15	\$553,119.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$4,650,291.01

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

