

**MEMORANDUM**

**DATE:** May 31, 2016  
**TO:** Mayor and City Council  
**FROM:** Carolyn Lehr, City Manager  
**SUBJECT:** Progress Report for May 2016

The following provides the Mayor, City Council, staff and the public with a summary of the activities in the City Manager and City Clerk offices for the month of May 2016.

**CITY MANAGER**

Meetings & Events

- The City Manager attended City committee meetings, including the Sustainability Committee, Public Safety Committee, Joint Meeting of the Budget & Governance and Budget Advisory Committees, Economic Development Advisory Committee, Joint Meeting of the Public Works and Transportation Committees, City/School Committee, and a Climate Action Plan and Local Hazard Mitigation workshop.
- The City Manager also attended outside agency meetings, including the Alameda County Mayor's Conference and League of Cities, East Bay Division.
- The monthly "Coffee with the City Manager" was hosted by the City Manager's Office on Thursday, May 12, and was attended by two members of the public.
- The City Manager held regular meetings with the Mayor, Vice Mayor, Councilmembers and Department Heads to discuss City and staff updates.
- Concerns expressed by Council and addressed include:
  - Delays add to construction projects at the senior center, with the project being out of budget and schedule. City Manager relayed concerns to Public Works Director and requested corrective action be taken.
  - ECDC staffing and budget challenges were addressed by placing a professional consultant at the school site for assessment and management improvements. A letter from State licensing regarding a Class A violation was distributed to all parents as required.
  - Interest was expressed by a Councilmember during Council meetings regarding Planning Commission issues that may be appealed. Both the Community Development Director and City Attorney were advised that such opportunity should be brought to City Council's attention during the Planning Director's updates.

- A Councilmember inquired about plans for promotion and rollout of the ECCL grand opening. The City Manager requested staff to reach out to Nalley/Gallen marketing firm to prepare an effective strategy and materials.

### Budget Preparation

- The City Manager, Assistant City Manager and Finance continued to meet with Department Heads and staff to prepare the budget while considering future service needs.
- The City Manager, Assistant City Manager, Finance and Public Works Managers continued to review the Capital Improvements Program budget. New strategies were developed to ensure improved project management and reserve funding.
- The Operating Budget and CIP were presented at a special Council meeting on May 24, 2016.

### Projects & Updates

- The SeeClickFix conference held at the Emeryville Police Department afforded the City Manager an opportunity to learn more about the technology connecting residents with City government. The highlight of the conference featured the Mayor's remarks on improving citizen engagement through technology.
- The City Manager participated as a panel member in the City Clerk interview process. After the interviews, a debrief session was held to review all candidates, their qualifications, and experience. Sheri Hartz was the candidate determined to be most qualified for the position. Her background includes City Clerk of Novato, records management, and an extensive career both in municipal and county jurisdictions. An offer was made and accepted. Ms. Hartz's start date is July 5, 2016.
- The City Manager met with Community and Economic Development staff to discuss a Fair Work Week policy development outline to meet the time frame set by City Council. A special study session will be held in August.
- The City Manager met with Michael Hursh, General Manager with AC Transit, regarding a partnership for an Emery-Go-Round bus yard. In exploring other opportunities, Deana Dearborn, an Associate Director with Novartis, was invited to meet with the City Manager and Assistant to the City Manager to discuss a partnership between the City of Emeryville and Novartis for a potential bus yard. The conversation was beneficial and discussions are continuing.
- The City Manager and Public Works staff began addressing concerns regarding Marina sport fishing license management. Public Works, the City Attorney, and the City Manager discussed whether the sport fishing license arrangement should continue as-is, or if a different business model should be applied.

- Rob Kramer, the City's insurance adjuster from Bay Cities Joint Powers Insurance Association, consulted with the City Manager and staff to confirm the City's liability protection if the City built a dog park outside Emeryville city limits. Mr. Kramer indicated the City would be covered.

#### Miscellaneous

- Chadrick Smalley was hired as the new Economic Development and Housing Division Manager. He was in a similar capacity with the City of Richmond.

### **CITY CLERK**

#### Administrative Instruction & Council Policy

- The "Surplus Property" A.I. has been written and distributed to staff.
- The proposed Council Policy for "Naming/Dedication of City Facilities" has been sent to Council for consideration.

#### Agenda Processing

- City Clerk and staff are maintaining the change to the morning release of the agenda.

#### Elections

- The Candidate Guide is in the assembly process, awaiting the appointment of the new City Clerk to complete the last two pages.

#### Records

- The City Clerk's Office received an RFP for a Records Management Improvement Plan, which was sent to City Council to award contract. Staff continues to quality check the records scanned over the past several years.

#### Miscellaneous

- The Interim City Clerk assisted HR with the City Clerk interviews by assembling the interview panel, and sat in as an observer during the interviews.

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**MEMORANDUM**

**DATE:** June 6, 2016  
**TO:** Carolyn Lehr, City Manager  
**FROM:** Human Resources Department  
**SUBJECT:** May Progress Report

**HUMAN RESOURCES DEPARTMENT**

- Labor Relations:** City negotiators continue to meet with miscellaneous bargaining groups (SEIU, Local 1021 and CAMP) to continue successor labor agreements. Current agreements expire on June 30, 2016.
- Workers' Compensation:** There were four (4) 'on-the-job' injuries/incidents reported during the month of May, three (3) 'Lost Time' and one (1) 'Information Only.' As of April 30, 2016, the City/MESA had forty-three (43) open workers' compensation claims (38 indemnity claims and 5 medical only claims). Of the 38 indemnity files, 15 (40%) are Future Medical claims. Of the 15 future medical claims, 9 (60%) belong to former and/or retired employees. Of the remaining 23 open indemnity files, 9 (39%) belong to retired or former employees. Therefore, out of 38 open indemnity files, a total of 18 files (47%) belong to retired or former employees. In the month of April, the City/MESA paid **\$50,641 (rounded)** in workers' compensation benefits, with the following breakdown:

**April Workers' Compensation Benefits**

Status	Benefits*	Salary Continuation**	Total by Status
Former/Retired	\$ 6,004.56	\$ 0.00	\$ 6,004.56
Current	\$ 26,652.29	\$ 17,983.91	\$ 44,636.20
<b>TOTAL</b>	<b>\$ 32,656.85</b>	<b>\$ 17,983.91</b>	<b>\$ 50,640.76</b>

\* Medical, permanent, legal and/or equipment accommodation costs.

\*\* Income replacement: **\$5,463.66** for miscellaneous employees, **\$12,520.25** for Safety employees.

- Payroll and Benefits:** Five (5) new employee orientations were conducted, including the following: one (1) full-time/benefitted, two (2) provisional/benefitted employees and two (2) part-time/non-benefitted.
- Health & Safety:** Our second 2016 Employee Wellness event took place on May 9<sup>th</sup>. Rebecca Haralabatos from Adeline Yoga gave a lunch time presentation on the benefits of Yoga. Our next Employee Wellness event is scheduled for Monday, June 20<sup>th</sup>. Krisna Hanks, from East Bay Pilates in Emeryville, will give a

presentation on Mobility vs. Flexibility and how implementing simple joint mobility routines into your health regimen can help extend the “moving years” of your joints. The second phase of our Injury and Illness Prevention Program for the Child Development staff began in May. Staff arranged for one ergonomic assessment during the month of May and coordinated the purchase of ergonomic equipment for 3 employees. HR Staff has arranged for the annual audiograms for Public Works Maintenance staff required under our Hearing Conservation Program to take place on June 20th.

5. **Recruitments:** The recruitment activities included the following positions: Program Coordinator, City Clerk, Building Inspector, Police Captain, and Public Works Crew Leader. HR is preparing for recruitments in the Police Department, Community Development Department, Community Services Department, Public Works and City Manager’s Office.
6. **Disaster Preparedness:** On May 3<sup>rd</sup>, HR staff participated in a second meeting with the architects on the design development for Fire Station 35 and the Emergency Operations Center. Staff finished compiling our employee information and sent it to Alameda County Office of Emergency Services for uploading into our new Mass Notification System – AC Alert. Next steps are to identify and train authorized users for the City on the new alert system. Staff presented a status report on the Local Hazard Mitigation Plan update to City Council on May 3<sup>rd</sup>. Staff, along with representatives from the Public Works and Community Development Department held 3 community workshops on the Climate Action and Local Hazard Mitigation Plan updates during the month of May. Although attendance at these workshops was not high, those community members who did attend were very engaged with the process. The Local Hazard Mitigation Plan Update Planning Team will reconvene on June 15<sup>th</sup> to review recommendations identified in the community meetings. Staff continues to work on the City’s readiness to respond to an emergency and making the City’s Emergency Operational Center (EOC) functional. On May 25<sup>th</sup>, HR staff participated in a Trail Derailment Exercise put on by CalOES for Alameda County. The scenario was a train derailment with a hazardous material release in Emeryville.
7. **Training and Development (City-wide):** A supervisory training for Legal Aspects of Hiring and Records Management was offered on May 11<sup>th</sup>.
8. **Employee Recognition:** The spring badminton event was advertised and will occur on Wednesday, June 1.
9. **Human Resources Staff:** One staff member attended trainings by Liebert Cassidy & Whitmore on the topics of hiring and records management. Most HR staff attended a two hour Mandated Reporter training on May 26<sup>th</sup>. The HR Director is the Program Chair for the annual California Public Employers Labor Relations Association and attended meetings on May 6<sup>th</sup> and 20<sup>th</sup> to work on the program.

10. **City Hall Information Desk:** There were 289 visitors to City Hall in May. The highest volume of visitors was for the Business License/Tax counter in Finance (64).

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# City of Emeryville

CALIFORNIA

## MEMORANDUM

**DATE:** June 3, 2016

**TO:** Carolyn Lehr, City Manager

**FROM:** Susan Hsieh, Finance Director  
Michelle Strawson O'Hara, Finance Supervisor

**SUBJECT:** May 2016 Progress Report

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### **Financial Performance**

*Review of Top Six Revenues* – May reflects the first ten month's collections of fiscal year 2015-16 as there is typically a 30-day delay in remittances. Sales taxes include advances through March less the net quarterly East Bay Bridge sales taxes of \$479k per the revenue sharing agreement with the City of Oakland. When compared to prior year, the \$1.1M or 18% decrease is a result of the end of the state's Triple Flip Statute in 2016. Final triple flip true-up payments of approximately \$1.1M are expected to be reflected in this fiscal year and the local 1% sales tax will be restored to offset this variance by year-end. Transient Occupancy Tax (TOT) collections of \$5.6M through April show TOT has increased \$811k or 16.9% over last year's total. The majority of the Business License tax revenue was collected with the annual renewals in March. Business License collections of \$5.6 million are 110.8% of budget and are 7.9% greater than prior year. Utility Users Tax of \$2.4M is consistent with prior year's total of \$2.3M. Card Room Tax revenue of \$2.1M for the first ten months is 4% greater than the same period prior year. Real Property Transfer Tax (RPTT) revenues of \$2.7M through April 2016 exceed prior year by \$1.6M. This is a result of the new RPTT ordinance that was effective January 1, 2015 and the commercial real estate sale in December 2015 which generated \$1M in transfer taxes.

CITY OF EMERYVILLE						
TOP 6 COMPARATIVE REVENUE ANALYSIS						
Fiscal Year to Date Receipts through May 31, 2016 and May 31, 2015						
REVENUE TYPE	FY2015-16 BUDGET	CURRENT YTD	% of Budget	FY 2014-15 YTD	FY 15-16 vs. FY 14-15 INCR/(DECR)	PERCENT
SALES TAX*	\$ 7,916,737	\$ 5,177,491	65.4%	\$ 6,312,940	\$ (1,135,449)	-18.0%
TRANSIENT OCCUPANCY TAX	\$ 5,599,800	\$ 5,622,679	100.4%	\$ 4,811,286	\$ 811,393	16.9%
BUSINESS LICENSE TAX	\$ 5,035,500	\$ 5,579,512	110.8%	\$ 5,171,605	\$ 407,908	7.9%
UTILITY USERS TAX	\$ 2,948,000	\$ 2,434,664	82.6%	\$ 2,341,074	\$ 93,591	4.0%
CARD ROOM TAX	\$ 2,300,000	\$ 2,107,663	91.6%	\$ 2,027,511	\$ 80,152	4.0%
REAL PROPERTY TRANSFER TAX	\$ 530,000	\$ 2,673,598	504.5%	\$ 1,063,529	\$ 1,610,069	151.4%
<b>Total</b>	<b>\$ 24,330,037</b>	<b>\$ 23,595,607</b>	<b>97.0%</b>	<b>\$ 21,727,944</b>	<b>\$ 1,867,664</b>	<b>8.6%</b>
* Sales Tax Remittances from the State have an approximate two month time lag. For example, the receipts through May 2016 above reflect Sales Tax Advances through March 2016 only.						

## Budget Update

Finance presented the baseline projections for the two-year operating budget covering fiscal years 2016-17 and 2017-18 at the May 3, 2016 Council meeting. On May 19<sup>th</sup>, Finance presented the two-year proposed budget to the joint Budget and Governance and Budget Advisory Committees. Members provided comments and recommended presenting the proposed budget to Council.

A Budget Study Session was held with Council on May 24<sup>th</sup> to discuss the proposed two year budget for FY2016-17 & FY2017-18. Council provided direction to staff for inclusion in the final budget. The final budget is expected to be approved at the June 21, 2016 City Council meeting.

## Capital Improvement Program Budget

Finance has been working with Public Works to update the City's Five-year Capital Improvement Program (CIP) for FY 2016-17 through FY 2020-21. The proposed CIP was discussed at the City's Advisory Committees during March, April and May and presented to City Council at the May 17, 2016 meeting. The final CIP is expected to be approved by Council at the June 21, 2016 meeting.

## User Fee Study

The City continued working with NBS Government Finance Group (NBS) to conduct a Cost Allocation Plan and Citywide Master Fee Study. Draft reports from NBS have been presented to departments for review with final results expected to be presented to Council in July 2016.

## Business Licenses

Tables showing recently licensed businesses and closed businesses are provided below.

## NEW BUSINESS REGISTRATIONS

Business Name	Address	Business Type	Date Established
U.S. BIONICS DBA SUITX	4512 HOLLIS ST	MAUFACTURING EXOSKELETONS	7/1/16
MAGNOLIA MONTESSORI SCHOOL	1303 POWELL ST, #107	IN HOME DAYCARE	6/25/16
SHERIF SHAKER DESIGNS	3900 ADELINE ST, #109	ARCHITECT	5/23/16
MYDUARTE CONSULTING GROUP	1465 65TH ST, #241	CONSULTING	5/17/16
ALLTHE RAGE	5616 BAY STREET	JEWELERY KIOSK	5/9/16
LOCAL GLOBAL ENTERTAINMENT	1270 A 62ND STREET	ENTERTAINMENT	5/9/16
<b>RESIDENTIAL LANDLORD</b>			
THOMAS STEWART	5 COMMODORE # B205	RES LL	5/5/2016
MEI DAN	3 COMMODORE DR. B 253	RES LL	4/18/2016
MEI DAN	8 COMMODORE DR. C363	RES LL	4/18/2016
DENISE ALEXANDRA C/O LAPHAM	1542 BRUNSWIG LANE	RES LL	3/1/2016

## CLOSED BUSINESSES

Business Name	Address	Business Type	Reason for Closure	Date Closed
BAI CONSTRUCTION	3601 SAN PABLO	CONSTRUCTION	MOVING	5/15/2016
LEIGH WELLS	1556 62ND ST	ILLUSTRATION/ART	MOVED TO OAKLAND	4/28/2016
PIVOT BIO, INC.	5980 HORTON ST # 140	GROSSPAY	MOVING	4/25/2016
FRANCESCA'S COLLECTIONS, INC.	5659 BAY STREET	RETAIL	LOW SALES	1/31/2016
AJEM ENTERPRISE	3 CAPTAIN DR, #D308	VENDING MACHINES	NO REASON GIVEN	12/31/2015
BALFOUR BEATTY CONSTRUCTION, LLC	5858 HORTON ST, #170	GENERAL CONTRACTOR	SUSPENDED LICENSE	12/31/2015
SEAWARD COASTAL VENTURES INC.	3300 POWELL ST	YACHT CHARTER	NO REASON GIVEN	12/31/2015
LAW OFFICE OF BRIAN W. CARVER	4115 ADELINE ST	LAW OFFICE	NO REASON GIVEN	8/1/2015
COYUCHI	1399 64TH ST	LIGHT MANUFACTURING	MOVED TO SF	7/31/2015
WHARF RESEARCH LLC.	1201 PARK AVE.# 101	RESEARCH	NO INCOME/INSOLVENT	12/31/2014
<b>RESIDENTIAL LANDLORD</b>				
PETER J PALMISANO	4264 HALLECK ST.	RES LL	SOLD	5/1/2016
HOWARD M. LEGGETT	6 COMMODORE DR, #C235	RES LL	SOLD	9/1/2015

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## MEMORANDUM



**DATE:** June 11, 2016  
**TO:** Carolyn Lehr, City Manager  
**FROM:** Michael Parenti, Information Technology Department  
**SUBJECT:** May 2016 Progress Report

### Short Range Projects / Miscellaneous Items:

- 1. Open Data.** Preliminary research and discussions begun with vendors on Open Data initiatives. The initial data set was to involve data from the Finance Department. This will be revisited early in Fiscal Year 17-18 when funding is available.
- 2. ECCL.** IT staff continued to attend meetings on the ECCL project, providing input as to the City's data / network needs in the month of January. IT finalized the hardware specifications for the ECCL in April and awaits the delivery of the equipment. Equipment delivery is now scheduled for July or August. The Pool has opened at ECCL without IT infrastructure.
- 3. Microsoft Licensing.** IT has engaged in discussions with Microsoft and their resellers about upgrading and renewing licensing for Office, Exchange Online, SharePoint, and OneDrive. Licenses were purchased in May and initial planning and testing for City-wide rollout is underway.
- 4. GIS.** In May the parcels and street layers were fine-tuned and are now ready for publishing. The street curbs layers is being adjusted and an application is being prepared to capture street markings. A contract was also signed in May to capture all street signs in the City.

### Long-term Projects:

#### 1. Computerized Maintenance Management System:

##### *Project Goal:*

To replace the legacy Public Works DSS software with a more modern software package that is fully compatible with current server operating systems. The existing software is obsolete and no longer supported by the vendor. The CMMS software tracks work orders, inventory and assets, and predicts maintenance costs.

##### *IT's Role:*

IT has assumed the internal project manager role for the Public Works Department's

Computerized Maintenance Management System (CMMS) software selection and implementation process.

***Project Status:***

Lucity implementers were on-site for a full week in February and IT Staff spent an entire week in meetings with Public Works and Lucity during the month of February. Progress was made on the Parks, Streets, and Storm modules of the system. In April GIS data for all parks, greenspaces, park benches, picnic tables, bus shelters, etc., was loaded into the Lucity system and the development of workflows for maintaining these assets was started. In May the GIS maps were created to represent the various features loaded in April and workflows were completed for testing.

**2. Police CAD / RMS Software Replacement**

***Project Goal:***

To replace the existing Computer Aided Dispatch / Records Management System (CAD/RMS) in the Police Department with a system that is more modern, better supported and performs at a higher level than the existing system.

***IT's Roles:***

Assist the Police Department in identifying suitable vendors, arranging for demonstrations, evaluating the presented technology and assisting on implementation.

***Project Status:***

Preliminary needs assessment meetings were held and one vendor demonstration took place in February. In March a second vendor demonstration took place. The demonstration consisted of a pre-meeting with the vendor, followed by a five hour, interactive demo. Additional demonstrations will be scheduled in the near future. A second demo with one vendor took place in May.

**3. Electronic Document Management System (EDMS) Scanning and Migration:**

***Project Goal:***

To create an electronic repository for official City documents that will allow for fast, robust searches, will minimize impact on staff's workload, and can be integrated with the City's website for public access.

***Updated Goal:***

The existing EDMS vendor has discontinued support of the current SIRE software package. The City has selected a new EDMS vendor and an implementation and migration of existing data will kick off in August.

***IT's Role:***

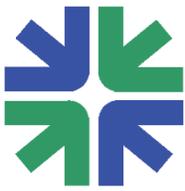
IT has assumed the internal project manager role for the EDMS project which includes scanning, uploading, and indexing all historical city resolutions, ordinances, meeting minutes

and agendas as available. IT is managing the vendor contract and overseeing the physical transportation of files.

***Project Status:***

This project has been moved back into “active” status working with the interim City Clerk. Meetings were held in March to discuss the history and status of the project and to discuss a path forward to complete the project. Vendor meetings will happen in April to move the project forward. A meeting with the vendor, the City Clerk, and IT took place in April. The meeting agenda included reviewing the current condition and developing a scope to move forward in conjunction with the Records Management Project proposed by the City Clerk. In May, quotations were received from the vendor and the City is working on budgeting for these projects.

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**MEMORANDUM**

**DATE:** May 30, 2016  
**TO:** Carolyn Lehr, City Manager  
**FROM:** Pedro Jimenez, Community Services Director  
**SUBJECT:** May 2016 Community Services Monthly Progress Report

**Administration**

- Assistant City Manager Montero and Community Services Director Jimenez continue to attend the weekly construction meetings for the Emeryville Center of Community Life (ECCL) project.
- Furniture, Fixtures, and Equipment (FF and E) for ECCL continues to be discussed with Swinerton and the District.
- ECCL Programming Committee is meeting regularly to discuss schedule and uses for the ECCL (gym, pool and fitness center).
- Gymnasium open and is running open gym and 3<sup>rd</sup> party gym rentals
- Pool is scheduled to open in June 4<sup>th</sup>.
- ECCL Operations and Maintenance Committee is meeting regularly to discuss the operation and maintenance services needed for ECCL.
- Community Services Department Staff continues to meet with School District Representatives to discuss the After School Education & Safety Program (ASES) Grant.
- Staff is attending weekly construction meetings for the Emeryville Senior Center Renovation. The completion date has been revised to June 20, 2016.

**Facilities/Rentals/Classes**

- There was a total of 49.5 hours of Fee-Based Classes
- The ECCL Gym was utilized/rented for a total of 106 Hours
- There were 155.5 additional Park/Facility Rental Hours
- There were 110 Participants in Open Gym Sports in May (Futsal & Basketball)

### **Community Events**

- There were no Community Events in May.

### **Community Events Committee Meeting**

- Staff held a Community Events Meeting on May 13<sup>th</sup>.
- Staff met with PD on May 19<sup>th</sup> to discuss facility rental procedures and upcoming special events.

### **Emeryville Child Development Center (ECDC)**

- Enrollment: 76 (70.2 Full time Equivalent [FTE]) were enrolled in ECDC at the end of May. This breaks down to 32 residents of Emeryville, 12 of those residents also work in Emeryville, 11 non-residents that live in 94608 Oakland, 16 Oakland residents, and 17 non-residents from the Greater Bay Area. Of the 43 non Emeryville residents, 19 work in Emeryville.
- Tours and Inquiries:
  - 2 Residents
  - 3 Emeryville employees
  - 4 Non-Residents
- 15 children enrolled in state contract subsidy program – California State Preschool Program (CSPP).
- Enrollment is at full capacity due to current staffing levels.
- Currently have 69 on the waitlist across all the age groups.

### **Youth Services**

- Approximately 15 Teens regularly attended Friday Night Teen Program.

- City of Emeryville's After School Care number of enrolled students:

Group 1 (Kinder)	49
Group 2A (1 <sup>st</sup> grade)	19
Group 2B (2 <sup>nd</sup> grade)	33
Group 3A (3 <sup>rd</sup> grade)	21
Group 3B (4 <sup>th</sup> grade)	22
Group 4 (5 <sup>th</sup> & 6 <sup>th</sup> grade)	44
Teen Group (7 <sup>th</sup> & 8 <sup>th</sup> )	30
Before Care	15
Total:	218

- Families and participants of the After School Program took part in Anny Yates' Bike Rodeo event with over 120 attendees
- Kinder Buddies continued with 8 participants.
- Coordinator Pijaux, Rec Assistant Wright, and 8 Rec Leaders attend the Summer Matters Conference 5/13
- Rec Department hosted an All Staff Training led by Cal Sac Trainers.

### **Adult/Senior Services**

- The Older Americans Month Pancake Breakfast was held on 5/20. We served ~60 seniors a hot breakfast.
- The third annual National Senior Health & Fitness Day was held on 5/25. ~75 seniors participated in activities, lunch and demonstrations.
- 177 people enjoyed an excursion (museums, arts, music, casinos, shopping, dinners, etc.).
- 13 new members joined the center
- 325 programming hours were held (fitness, wellness, computer training, events, etc.)
- 227 trips provided on the 8-To-Go Shuttle.
- 491 meals were served in the Meals on Wheels and Congregate Lunch programs.
- Active Members:
  - 408 Emeryville Residents
  - 212 Oakland 94608 Residents
  - 1,189 Non-Residents

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## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** June 1, 2016

**TO:** Carolyn Lehr, City Manager

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

**SUBJECT:** **PROGRESS REPORT – MAY 2016**

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### HIGHLIGHTS OF THE MONTH

The City Council held a study session on San Francisco's Fair Workweek Ordinance and directed staff to prepare a draft ordinance for Emeryville, to be considered at a study session at a special Council meeting on August 16. The Council also approved a modification to the conditions of approval for Escuela Bilingüe Internacional, eliminating the requirement for a mid-block pedestrian path, and approved three artists for the ECCL Public Art Project.

The Planning Commission approved Phase I of the Stanford Health Center design review proposal, including a canopy over the sidewalk and building signage, and held a study session on the new design for the proposed garage and retail building on "Parcel B" of the Marketplace.

Workshops on the Public Art Master Plan culminated in May; outreach will continue in June, with the public being asked to comment on various issues via the plan website.

Work continued on the Final EIR for the Sherwin Williams Mixed Use Project, which is expected to be presented to the Planning Commission and City Council for certification this summer.

The City received a Leadership Award from the Non-Profit Housing Association of Northern California for our policy of setting aside 20% of "boomerang" funds for affordable housing.

The City hosted a delegation of Australian senior officials and elected leaders on a tour of Innovation Districts in the United States; Emeryville was their first stop in the U.S.

The State Department of Finance has released its official population estimates; according to DOF, Emeryville's population, as of January 1, 2016 is 11,721. Emeryville was the fastest growing city in the Bay Area in 2015, and fourth fastest growing city in the State.

Emeryville staff participated in the "Team Bike Challenge" for Bike to Work Month, finishing third of 21 participating cities and counties in the Bay Area, and with the most miles per member (almost 100!). The grand opening of the Christie Avenue Bay Trail Bike Path was held on May 12 as part of the Bike to Work Day celebrations. The League of American Bicyclists announced that Emeryville's Bicycle Friendly Community designation has been renewed and upgraded from bronze to silver.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### May 3

**Introduction of New Staff.** The Community Development Director introduced new Economic Development and Housing Manager Chadrick Smalley to the City Council.

**Affordable Housing Week.** The Mayor issued a proclamation recognizing May 13 to May 21, 2016 as the 20<sup>th</sup> Annual East Bay Affordable Housing Week: “Investing in Homes and Hope”.

**Local Hazard Mitigation Plan and Climate Action Plan Update.** The Council held a study session on these two plan updates.

**Noise Ordinance.** The Council held a study session on possible amendments to the Noise Ordinance and gave the City Attorney direction.

**Marijuana Delivery.** The Council considered the second reading of an ordinance regulating the delivery of medical marijuana in Emeryville, which had been introduced at the April 19 meeting. Based on public comment, the Council decided to make some modifications to the ordinance and then re-introduced it on first reading.

**Escuela Bilingüe Internacional Mid-Block Path.** The Council approved a modification to the conditions of approval eliminating the requirement for a mid-block pedestrian path between 45<sup>th</sup> and 47<sup>th</sup> Streets, and also terminated the irrevocable offer of dedication for the path. This was a result of a settle agreement reached between the City and EBI.

#### May 17

**Fair Workweek.** The Council held a Study Session to review the San Francisco Formula Retail Employee Rights Ordinances (“FRERO”). The FRERO include provisions such as requirements for advance notice of work schedules, predictability pay for schedule changes, and offering additional work to existing part time employees. Combined, these regulations are commonly referred to as “Fair Workweek” policies. The Council directed staff to draft a Fair Workweek ordinance for consideration at a study session to be held at a special City Council meeting on August 16.

**6701 Shellmound EIR (“Nady Site”).** The Council approved an amendment to the contract with Urban Planning Partners, Inc. (UPP) for the Environmental Impact Report for the 6701 Shellmound Residential Project (Anton Evolve or “Nady Site”) to cover additional work needed for the Response to Comments document.

**AC Transit Major Corridors Study.** The Council held a study session on this AC Transit study, which is looking at improvements in public transit in the East Bay over the next 25 years. AC Transit staff presented preliminary draft recommendations for bus rapid transit (BRT) on San Pablo Avenue, 40<sup>th</sup> Street, and Shellmound Street. BRT could require converting vehicle lanes to bus-only lanes.

**Marijuana Delivery.** The Council passed the second reading of the ordinance regulating the delivery of medical marijuana that had been re-introduced on first reading at the May 3 meeting.

**ECCL Public Art.** The Council approved the Public Art Committee’s recommendation to select Kelly Ording, Paul Vexler and Madeline Wiener as the artists for the Emeryville Center of Community Life (ECCL) Public Art Project and authorized the City Manager to negotiate with Madeline Wiener for an expanded installation at ECCL’s Library Commons with a revised project budget of \$67,000.

**Capital Improvement Program.** The Council reviewed the proposed CIP for 2017-2021, including recommendations from the Planning Commission and other City committees. On March 24, the Planning Commission had made a determination that the CIP is consistent with the General Plan.

**Economic Development Advisory Committee Appointment.** The Council appointed Traci Rodarte Young as a non-profit workforce organization representative to the Economic Development Advisory Committee.

**Affordable Housing Projects.** The Council passed a resolution supporting the State of California’s use of approximately \$1.5 billion in one-time surplus funds for affordable housing projects including rental housing for lower income working families, homeownership opportunities and rental housing for working families, housing for farmworkers and their families, seismic retrofit of soft-story homes, and housing assistance and production for homeless individuals and families.

## May 24

**Budget.** At a special meeting, the Council reviewed the proposed operating budget for fiscal years 2016-17 and 2017-18. No significant changes are proposed for the Community Development Department.

## PLANNING COMMISSION

The Planning Commission considered the following items as its May 26 meeting:

**Stanford Health Center Phase I.** The Planning Commission unanimously approved Design Review and a Tree Removal Permit for Phase I of exterior changes to the EmeryStation Greenway building at 5800 Hollis Street, involving modifications to both private property and the public right-of-way. Phase I includes a canopy over the sidewalk requiring the removal of two street trees, and new building signage for medical offices. (Phase II, to be considered by the Commission at a future meeting, includes a valet parking area along Hollis Street and signage in the public right-of-way.) The Commission added conditions limiting sign illumination hours to business hours.

**Marketplace Redevelopment Project, “Parcel B” (Garage Building).** The Commission held a study session to review a proposed Final Development Plan (FDP) for “Parcel B” of the

Marketplace Redevelopment Project Planned Unit Development that was approved by the City Council on August 5, 2008. The project consists of a four-story building with approximately 23,000 square feet of ground floor retail space and structured parking on three levels accommodating 300 parking spaces. In addition, there is a stand-alone one story, 3,000 square foot commercial pavilion with a plaza between the garage building and the pavilion. There is also a second plaza at the north end. The Commission generally liked the proposal and made a few comments regarding relocation of bicycle parking to a more visible location; improving functionality of valet parking and trash pick-up; and ensuring that screening on the stair allowed visibility on both sides. The Commission liked the idea of using public art on the east and north elevations and expressed a preference for public art more innovative than a mural. The applicant stated that they hoped to hold a competition for selection of the artist. Staff clarified that, per the Marketplace Development Agreement, the Public Art Committee would hold three public meetings to review the Marketplace Public Art Master Plan.

### **BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE**

The BPAC met on May 2 and reviewed updated plans for Stanford Health Center, showing the project split into two phases and changes to the original design of the valet drop-off area (part of Phase II). The Committee provided comments about bicycle and pedestrian access as well as transit and vehicular circulation. The Committee also discussed upcoming Bike to Work Day logistics and bike parking at Bay Street.

### **HOUSING COMMITTEE**

The Housing Committee met on May 4 and reviewed the proposed Capital Improvement Plan.

### **SUSTAINABILITY COMMITTEE**

At its May 9 meeting, the committee recommended adding micro-grids to the Climate Action Plan, ways of doing outreach for voluntary free energy audits, and taking PG&E's Solar Choice program to the City Council for approval.

### **PUBLIC ART COMMITTEE**

The PAC met on May 12 and made recommendations on the Shellmound District Art Plan and the fourth phase of the Bus Shelter Art Program. The PAC will meet next on June 9 to discuss the Public Art Master Plan and the Shellmound Public Art District Plan and Public Art project.

### **PARKS AND RECREATION COMMITTEE**

At its May 18 meeting, the committee recommended adding replacement of the Doyle Street camphor trees to the Capital Improvement Program.

### **DEVELOPMENT COORDINATING COMMITTEE**

The DCC met on May 11 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works and Police departments; the City Attorney's Office; and the City Manager's Office discussing the following projects:

**Public Art Master Plan.** DCC members received an update on the status of the Public Art Master Plan and made comments.

**Marketplace Parcel B (Garage Building).** Staff generally felt that the design of the building is good, making appropriate use of materials and design elements to break up the long façade. The one-story pavilion building not shown in earlier plans reviewed by DCC also provided a break in the building massing along Shellmound Street. It was noted that the stand-alone pavilion building could be attractive for a national franchise restaurant, which may not be desirable. There was a suggestion to consider the possibility of removing the pavilion building entirely and using the area as a plaza. Another suggestion was to eliminate the plaza area between the garage and pavilion building and extend the pavilion building to the north such that the building massing along Shellmound appears uninterrupted.

**Stanford Canopy and Building Signage, 5800 Hollis Street.** Staff reviewed updated plans for the Stanford Health Center project at 5800 Hollis Street, including the proposal to split the project into two phases, and offered suggestions for modifications to the draft conditions of approval.

**Third Dwelling Unit, 5876 Beaudry Street.** Staff reviewed the proposed third dwelling unit at 5876 Beaudry Street and provided comments regarding improvements to the curb, gutter, and sidewalk, and also suggested that the applicant follow-up with Building and Fire.

**Oceanview Townhomes, 1270 Ocean Avenue.** Staff also reviewed plans for a proposed four-unit townhome development at 1270 Ocean Avenue. Comments included the need for additional information regarding both the existing site conditions and more details about the proposed development. Concerns were raised about the scale of the project in relationship to neighboring developments.

## PLANNING DIVISION

### CURRENT PLANNING PROJECTS

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

**Sherwin Williams Mixed Use Project.** Staff met internally on May 9 and 11, and with the applicant on May 18, to discuss the approach for drafting the Response to Comments (RTC) document. Staff provided a first round of comments on the RTC to LSA Associates on May 24.

**Marketplace Redevelopment Project.** On May 11, staff met with the applicant team to review revised plans for the retail/garage building on Parcel B.

**Stanford Health Center, 5800 Hollis Street.** A Major Design Review application for new signage and modifications to the public right-of-way along the Hollis Street frontage, including a canopy over the sidewalk and curbside valet parking, was submitted on August 31, 2015. The Planning

Commission held a study session on March 24, and staff held internal meetings to discuss the project on April 21 and 25, and May 23. Due to timing constraints for the projected opening of the medical offices in March 2017, the time it will take to fabricate the canopy that will go over the sidewalk, and the time it will take to conduct transportation reports for the proposed curbside valet service, the project has been split into two phases. Phase I, the canopy over the sidewalk and all signage on the building, was reviewed and approved by the Planning Commission at the May 26 meeting, as noted above. Phase II, changes to the public-right-of-way required for the proposed curbside valet service, including signage, is tentatively scheduled for consideration at the August 25 Planning Commission meeting.

***Pelco Mixed-Use Project, 1550 Park Avenue.*** A Conditional Use Permit and Design Review application to reuse, and add to, an existing industrial building to create 23 live-work units and two commercial spaces was submitted on January 5. This project requires Planning Commission approval and is scheduled for a study session at the June 23 meeting.

***6-Unit Townhomes, 5876-5880 Doyle Street.*** A Conditional Use Permit and Design Review application to demolish four existing legal residential units and two existing illegal residential units, and to build six new residential condominiums, was submitted on March 8. This project requires a Planning Commission recommendation and City Council approval because it involves the demolition of residential units. The project was reviewed by the Planning Commission at a study session on April 28 and is tentatively schedule for a second study session on August 25.

***Third Dwelling Unit, 5876 Beaudry Street.*** A Conditional Use Permit and Design Review application to add a new unit to an existing duplex was submitted on April 25. A Planning Commission study session is scheduled for June 23.

***Ocean View Townhomes, 1270 Ocean Street.*** A Conditional Use Permit and Design Review application for four new units on a lot that currently has one unit was submitted on May 2. This project requires a Planning Commission recommendation and City Council approval because it involves the demolition of a residential unit. A Planning Commission study session is tentatively scheduled for August 25.

***EmeryStation West (“Transit Center”).*** On May 20, Planning staff provided a first round of comments on the building permit application for this project.

***PG&E Building Demolition.*** Staff met with PG&E representatives to discuss their proposal to demolish the building at 4245 Hollis Street, on the southwest corner of Hollis and 45<sup>th</sup> Streets. Staff advised that such demolition would require City Council approval because the building is designated by the City of Emeryville as a significant structure. In addition, because the building is part of the Park Avenue Industrial Historic District as identified by Caltrans in the EIR for the Cypress Freeway replacement in the 1990s, its demolition would require preparation of an Environmental Impact Report.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**VOLTA EV Charging Station, 5795 Christie Avenue.** A Minor Design Review permit for two new electric vehicle (EV) charging stations at Powell Street Plaza was approved on May 27.

**Home Depot Tool Rental Center Expansion, 3838 Hollis Street.** A Minor Design Review application for exterior changes was submitted on April 16, 2015 (pending).

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

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

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

### Signs

**FedEx, 1600 63<sup>rd</sup> Street.** A Minor Sign Permit for a monument sign was approved on May 23.

**Sally Beauty, 3839 Hollis Street.** A Minor Sign Permit under a master sign program for one illuminated wall sign was approved on May 23.

### Temporary Use Permits

**Off the Grid, Public Market.** A Temporary Use Permit application to continue an existing Saturday food truck event was submitted on May 18 (pending).

### Sidewalk Cafes/Parklets

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

### Subdivisions

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

## ADVANCED PLANNING PROJECTS

**Regional Advisory Working Group.** Staff attended a Regional Advisory Working Group meeting at the offices of the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) on May 3. Regional agency staff said the Regional Transportation Plan/Plan Bay Area 2040 project assessment has Bus Rapid Transit (BRT) in the top 10 projects. They discussed spending an extra \$72 million of Federal transportation funding to support development of affordable housing or to implement short term MTC Core Capacity Study recommendations to improve bus and carpool commuting into San Francisco.

**Plan Bay Area 2040 Scenarios.** Staff received a description of three scenarios – growth (1) in all the region’s cities, (2) in medium-sized cities with BART or Caltrain stations, and (3) in the three largest cities. MTC and ABAG will use comments on the scenarios to develop the preferred scenario. The scenarios are scheduled for review and comment by the Planning Commission and City Council on June 23 and July 19, respectively.

**MTC Core Capacity Study.** Staff attended a Technical Advisory Committee meeting on May 25 for this study of how to facilitate commuting into San Francisco. MTC recommended bus access to the bridge via an old Key Route tunnel under the Target parking lot and part of the East Bay Municipal Utility District treatment plant. MTC also recommended implementing bus priority on Shellmound, 40<sup>th</sup>, Hollis, Powell, and Adeline Streets.

**Alameda County Transportation Advisory Committee.** At its May 5 meeting, this staff committee approved the Draft Countywide Transit Plan and the Draft Countywide Transportation Plan for forwarding to the Alameda County Transportation Commission.

**Climate Action Plan and Local Hazards Mitigation Plan.** Staff assisted with community workshops on May 7 and 10, and convened a staff meeting about preparing a sea level rise adaptation plan on May 20.

**Short-Term Rentals.** Staff began drafting a City Council staff report and met with other staff members. The City Council is tentatively scheduled to hold a study session on July 19.

**Water Efficient Landscape Ordinance.** Staff held an internal meeting on May 2 to review the draft ordinance, and researched a plants website for inclusion in the information for applicants.

**Sign Regulations.** Planning staff met with the City Attorney’s Office on May 10 to discuss consulting needs for preparing an update to the City’s Sign Regulations.

**Property-Based Business Improvement District for Emery Go-Round.** Staff looked up uses and square footages for a property assessment.

**Oakland Bicycle Plan.** Staff provided Geographic Information System (GIS) files for Oakland to use in updating their bicycle plan.

## BUILDING DIVISION

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

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

<b>Permits Issued:</b>	52
<b>Total Valuation:</b>	About \$21.6 million
<b>Fees Collected:</b>	About \$664,000
<b>Inspections:</b>	2,874
- Major projects:	732 (25%)
- Other:	2,142 (75%)

**Fast Track Plan Check:**

- Same day: 16 applications
- Within 2 weeks: 30 applications
- Expedited requests: 2 (plan review comments or permit approval within 3-5 days)

**Public Contacts and Inquiries:**

- Counter contacts: 217
- Telephone inquiries: 106

**Major Projects Under Construction**

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

- **Parc on Powell (formerly Parkside) Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail. (TCOs issued in February, June, and July 2015.)
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street.
- **Doyle Street Lofts** – 5532 Doyle Street; demolition and replacement of two residential units.
- **LePort Schools** – 1450 and 1452 63<sup>rd</sup> Street; private pre-K through 1<sup>st</sup> grade school. (TCO issued on March 11.)
- **Stanford Health Center** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **Marketplace Redevelopment Project, Phase IA (EMME Apartments)** – 64<sup>th</sup> and Christie; 190 residential units. (TCOs granted March 3 and March 13, 2015.)
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses. Third floors were added without benefit of permits to Units 3 and 4. Applicant was directed to remove the third floor of Unit 3 and legalize the third floor of Unit 4 before occupancy can be issued for any units in this project. Revision plans for work without permits were submitted on December 16, 2015.
- **Pixar Warehouse Phase II** – 5000 Hollis Street; 28,637 square feet of storage in existing building. (Final inspection approved May 27, 2016).
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking. (TCO for 48 units in Phase 1 granted December 31, 2015; TCO for 35 units in Phase 2 granted March 21, 2016; TCO for 18 units in Phase 3 granted April 15, 2016.)
- **Papermill Park** – 1330 Stanford Avenue; new park and parking lot. (Final inspections pending.)

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

- **Emery Glen** – 6200 Doyle Street. (Housing Authority of the County of Alameda has resubmitted a permit application to move forward with remedial construction; permits for seven buildings issued April 7, 2016.)
- **Bridgecourt Apartments** – 1221-1231 and 1321-1331 40<sup>th</sup> Street.

## Anticipated Major Development Projects

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

- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key site for affordable housing. Grading, remedial site work completed.
- **Marketplace, Shellmound Site (Parcel A)** – Shellmound Street at railroad pedestrian bridge; 167 residential units, 14,000 square feet of retail space.
- **Marketplace, Theater Site (Parcel D)** – Shellmound/new 63<sup>rd</sup>/new Market Drive/64<sup>th</sup>; 223 residential units. Building permit application submitted November 13, 2015. Issued demolition permit for UA Theater on December 22, 2015. Grading permit and site demolition permit applications submitted on February 18, 2016.
- **Marketplace, Parcel C** – new 62<sup>nd</sup> and Shellmound Streets; 30,000 square foot New Seasons grocery store and parking structure. Foundation permit application submitted November 24, 2015; building permit application for parking garage and commercial shell submitted April 18, 2016.
- **Anton Evolve (“Nady Site”)** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units.
- **EmeryStation West @ Transit Center** – 59<sup>th</sup> and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise. Grading permit issued July 22, 2015; building permit application submitted November 19, 2015.

## Pre-Submittal Meetings

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

- **6330 Christie Avenue** – Demolition of entire existing movie theater building to slab, cap off utilities.
- **6400 Christie Avenue, Unit 3323** – replace patio door.
- **5616 Bay Street, Building A** – demolition of existing restroom.
- **Sally Beauty Supply** – 3839 Emery Street, #600; shelving fixtures only.
- **6363 Christie Avenue, Unit 714** – replace shower tile, backer board and valve.
- **1271 64<sup>th</sup> Street, Unit D** – remove sheetrock to expose framing studs.
- **Rotten City Pizza** – 6613 Hollis Street; convert existing storage patio to outdoor dining.
- **1054 43<sup>rd</sup> Street** – engineered seismic retrofit.
- **1500 Park Avenue, Unit 405** – remodel guest bathroom, replace tub, add two lights.
- **6363 Christie Avenue, Unit 2602** – kitchen and bath remodel: remove kitchen wall, replace cabinet.
- **1275 64<sup>th</sup> Street** – 312 square foot addition at rear property to upper and lower units.
- **Parc on Powell** – 1333 Powell Street, Building A; create new trash room in existing garage.
- **5540 Beaudry Street, Unit A** – bathroom remodel: replace shower, toilet, drywall, sink, vanity.

- **MedAmerica** – 2100 Powell Street, #400; tenant improvements: new non-load bearing partitions.
- **Grifols, Building B** – 6455 Christie Avenue, 3<sup>rd</sup> floor; demolish interior partitions to create open floor.
- **5616 Bay Street, Building A** – install four electric vehicle (EV) charging stations in garage.
- **Marketplace Parcel C, Phase I** – 6330 Christie Avenue; foundation for retail and parking.
- **FedEx**– 1600 63<sup>rd</sup> Street; install one LED monument sign.
- **Core Society Fitness Pilates Studio** – 4010 San Pablo Avenue; tenant improvements, add unisex toilet.
- **1555 Park Avenue, Unit J** – replace existing damaged electrical breaker panel.
- **4309 Essex Street** – 200 amp service upgrade, two circuits to shed.
- **Watergate Condos** – 8 Captain Drive, Building E; provide electrical for signs.
- **4114-4120 Adeline Street** – release existing electrical meter for common areas.
- **Why Cook** – 2000 Powell Street, #110; install one Ansul R102 fire suppression system.
- **Farley's** – 1195 65<sup>th</sup> Street; replace existing water heater with tankless system.
- **5895 Christie Avenue** – Private Sewer Lateral (PSL); replace one lateral 4" diameter, High Density Polyethylene (HDPE).
- **6121 Hollis Street** – PSL, install one new upper lateral, 6" diameter, HDPE.
- **5525 Beaudry Street** – install 2.08 kW roof mounted photo voltaic (PV) solar power system with eight modules.

### Construction Meetings

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

- **Marketplace Redevelopment Phase 1A (EMME Apartments)** – 64<sup>th</sup> Street and Christie Avenue; 190 residential rental units in five-story building.
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street.
- **Stanford Health Center** – 5800 Hollis Street; 82,900 square feet of tenant improvements in EmeryStation Greenway building.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **The Intersection (“Maz Building”)** – 3800 San Pablo Avenue; renovation for 17,158 square feet of retail use.
- **39<sup>th</sup> and Adeline Residential Project** – 3900 Adeline Street; 101 rental apartments, 1,000 square feet of retail, two levels of parking.
- **Emery Glen Apartments, 6200 Doyle Street** – Reissued seven permits for construction defects, work without permits.
- **IKEA** – 4400 Shellmound Street; warehouse renovation and loading dock.

### Projects Completed or Nearing Completion

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

- **Pixar Warehouse Phase II** – 5000 Hollis Street; 28,637 square feet of storage in existing building. (final)
- 12 sub permit types (finals for mechanical, electrical, plumbing, energy, etc.)

## Code Enforcement/Graffiti Abatement

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

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

## Customer Feedback Questionnaire

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

## ECONOMIC DEVELOPMENT AND HOUSING DIVISION

### ECONOMIC DEVELOPMENT

**Minimum Wage.** No new complaints were filed during the month of May. All investigations have now been resolved and there are no remaining open complaints. The last complaint resulted in a total of \$455.19 of restitution of back wages owed and paid to Employees. All investigations were resolved in an informal manner. The annual adjustment to the minimum wage will take effect on July 1, 2016. Small Businesses with 55 or fewer Employees will have a minimum wage of \$13.00 per hour and Large Businesses with 56 or more Employees will have a minimum wage of \$14.82 per hour. Staff continues to answer questions and inquiries regarding the implementation of the Ordinance. During the month of May, staff answered 20 inquiries regarding the Ordinance via telephone, email, and in-person visits. Further information is available at: <http://www.emeryville.org/1024/Minimum-Wage-Ordinance>.

**Business Outreach.** Staff conducted seven "welcome to Emeryville" calls to new businesses and one exit interview with a departing business. Additionally, staff held two broker interviews regarding recently vacated properties.

**Broadband.** Staff met with representatives from Tellus Venture Associates on May 9 to review data collected to date and future data needs to inform an assessment of broadband service and infrastructure in the City. The assessment is the first step in developing an implementable plan for improving broadband service. Work is expected to be conducted throughout the summer.

**Employee Scheduling/Fair Workweek.** Following the City Council study session on May 17, staff met internally with the City Manager on May 23 to discuss a project plan to facilitate evaluation and development of a Fair Workweek Ordinance for consideration by the Council on August 16. Topics of discussion included data needs, outreach methods and development of a baseline analysis for future evaluation of policy performance. Additionally, staff participated in the City Manager's one-on-one meetings with Councilmembers to refine the scope of the analysis.

**Economic Development Project Meeting.** Economic Development and Housing staff and the Community Development Director held their regular monthly meeting on May 18 to review the status of various economic development projects and programs.

## AFFORDABLE HOUSING

**Residential Tenant Protections and Services.** On May 5, 2015 the City Council directed staff to prepare a proposed just cause eviction and harassment ordinance; the concept was reviewed by the Housing Committee on October 7, 2015. A City Council study session is scheduled for June 7.

**3900 Adeline Project.** Staff worked with the developer to market the five very low income and seven moderate income units. So far, three applicants have been approved by City staff. As previously reported, there were over 2,300 applicants for these 12 units; of these, 1,553 were determined to be eligible for the lottery, which was held on April 22.

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

**3706 San Pablo Avenue.** The project applied for Affordable Housing Tax Credits in the March round. Tax Credit staff have recommended the project for approval of tax credits. The Tax Credit Committee will meet on June 8 to make the final decision. The developer is moving forward with their building permit application.

**Marketplace Housing Development.** Staff is working with the developers to negotiate an affordability agreement and identify the affordable units.

**Avalon Senior Housing.** Staff is working with EBALDC to refinance their mortgage on this mixed use senior housing project.

**Rehabilitation Projects.** Staff is working with one ongoing applicant. Their grant agreement was signed in April and construction is started and will finish in June. Staff is working with Rebuilding Together to develop a program to outreach to tenants in need of independent living aids such as grab bars; one unit was rehabbed in May. Rebuilding Together worked on a home rehab on Adeline Street in April and May.

**Homeless.** Staff continues to work with North County jurisdictions and the County on coordinated efforts regarding people experiencing homelessness. The contract with Berkeley Food and Housing continues to provide services for homeless outreach and case management, including outreaching to homeless during inclement weather. Staff is coordinating with Fire, Police and Community Services to identify and locate people experiencing homelessness in our community and to engage them in an effort to provide harm reduction services and start the process of finding permanent housing solutions. Staff worked with the homeless provider on a proposal for furnishings for its shelters.

**Housing Notification.** Staff added 141 people to the Housing Notification List.

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

**Public Information.** Staff fielded 21 calls and emails regarding housing search, 21 calls and emails regarding landlord/tenant issues, and five walk-ins with housing related issues.

**Alameda County Housing Bond.** Staff represented Emeryville in a stakeholder meeting regarding the proposed Alameda County Housing Bond Initiative.

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

- BMR Program: One BMR unit sale was completed at Elevation 22. One BMR unit is currently for sale in Green City Lofts; the first buyer was denied and a new buyer's qualifications are currently being processed; this will be a short sale. The listing agreement for one low income unit at Andante is currently being reviewed.
- One BMR homeowner with a Notice of Default is in abeyance; staff continues to monitor the situation. One BMR homeowner died, and staff is working with legal counsel on options, as the family does not want to file probate due to decedent's debts. This will likely be a short sale, and has OHAP and CALHOME loans.
- Two FTHB loan payments were received, one from the Elevations 22 BMR sale, and one from a loan that transferred to a new owner during probate. Staff also worked with legal counsel to ensure payoff of one market-rate FTHB loan with a Notice of Default.
- Subordinations: One subordination application is pending; two were completed.
- Owner-Occupancy Monitoring: Staff continued the owner-occupancy monitoring process for program participants.
- Staff responded to over 100 general inquiries via telephone and email from current and potential program participants.

**Meeting with Nico Calavita.** On May 2, staff met with Dr. Nico Calavita to discuss Emeryville's recent ordinance regarding multi-unit residential development, which requires projects seeking development bonuses to provide affordable units. Dr. Calavita is an emeritus professor of the San Diego State University Graduate Program in City Planning specializing in affordable housing issues; he now lives in the Bay Area where he is involved with affordable housing organizations.

## CAPITAL PROJECTS

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

- Safe Routes to School
- Transit Center and adjacent Plaza
- Greenway Powell to Stanford
- Christie Avenue Bay Trail Extension

**Christie Avenue Bay Trail Bike Path.** Staff facilitated a ribbon cutting for the Christie Avenue Bay Trail project on May 12 at the northwest corner of Christie Avenue and Shellmound Street. The ribbon cutting utilized the Bike to Work Day energizer station at the same location. The event included distribution of 50 metal water bottles commemorating the event. The opening included collaboration with Bay Street, Trader Joe's and the Sheraton Four Points Hotel, and included celebration of the City's designation by the League of American Bicyclists as a Silver

Certified Bicycle Friendly Community. This designation, an improvement over the prior Bronze designation, is due in part to the installation of grant-funded protected bike lanes, green painted bicycle lanes at intersection approaches, and bicycle signals found in the Christie Avenue Bay Trail project and at the Star Intersection.

## **PUBLIC ART PROGRAM**

**Public Art Master Plan.** Workshops culminated in May for the Public Art Master Plan with a Wednesday Happy Hour on May 11, a community and economic development roundtable lunch on May 13, and a Saturday morning workshop on May 14, including a community collaboration of all ages reproducing the Emeryville Public Art map with fused glass. Outreach will continue in June as the public are asked to review nine priority corridor videos including five vehicle and four bicycle corridors. Links to the videos can be found [here](#). Each corridor is being reviewed for possible public art priorities and 18 priority entry points to Emeryville have been highlighted as possible locations for public art. Images of the entry points can be found [here](#). Draft goal statements and strategies to reach each goal were reviewed at each workshop and the public is being solicited via email for additional comments. The goal statements can be found [here](#). For more information see the Public Art Master Plan Website at: <http://emeryvillepublicartmasterplan.org>. An Instagram campaign for citizens to post images appreciated in Emeryville or desired to be put in Emeryville was launched as well at #artinemeryville – contributions will be requested through June.

**Sign of the Times.** Artist Seyed Alavi’s plans to install 20 new images in May on existing utility boxes were delayed by separately commissioned site preparation. He will rotate four other images, and a site specific installation at Doyle Hollis Park will remain. Site preparation is now expected the first week of June in which the existing vinyl cutouts will be removed and the boxes repainted. In the second week of June, new vinyl images will be applied and then anti-graffiti coating will cover the vinyl cutouts and the paint.

**Emeryville Center of Community Life (ECCL) Public Art.** As noted above, on May 17, the City Council approved three artists for installations at ECCL, two for the Welcome Center and one for the Library Commons. The Council approved three limestone sculptures in the Library Commons, a wooden and composite materials hung sculpture in the Welcome Center, and a mural on the teen center’s west and south walls, by artists Madeline Weiner, Paul Vexler, and Kelly Ording, respectively. Kelly Ording is expected to install her mural in July and Paul Vexler and Madeline Weiner are expected to install their sculptures in October. Mr. Vexler is inviting the public to participate in the onsite installation on October 8-10.

**Shellmound Powell Street Bridge Public Art/Shellmound District Public Art Plan.** R&R Studios, the selected artist team for the Shellmound Powell Street Bridge Public Art Project and Shellmound District Public Art Plan, submitted a draft of the Public Art Plan for review on March 30. At its April 14 meeting the Public Art Committee (PAC) revisited the project alternatives and budget implications, particularly for maintenance, and recommended that further design work on Electric Rainbow, R&R Studios’ art proposal for the bridge, be stopped, but that R&R Studios continue with the Public Art Plan. The PAC completed review of the Plan’s other elements (excluding Electric Rainbow) in May. The PAC anticipates reviewing an alternate proposal for an

art project at the bridge in June or July and making a recommendation on the Plan and the proposed alternate art project to the City Council in July or August.

**Bus Shelter Phase IV Temporary Art Program.** The current phase of the Bus Shelter Temporary Art Program will culminate in December 2016. In order to be ready to install Phase IV in January, Regina Almaguer has been contracted to initiate recruitment of local artists and creation of a selection panel. The call has been added to the Fall Activity Guide and staff has sent the call to Pixar’s Art Director who also supports Pixar University (traditional artistic instruction to digitally trained staff). Pixar has 215 artists on site eligible for the call. The call will remain themed to flora and fauna but has expanded the categories sought under fauna to include microscopic organisms and humans.

## BROWNFIELDS

**3706 San Pablo Avenue.** Weiss Associates is completing the final report for the remediation of 3706 San Pablo Avenue.

**Assessment Grant.** Staff received notification in late May from the U.S. Environmental Protection Agency that the \$200,000 applied for in December will not be awarded to Emeryville.

**Site Tour.** The Western States Brownfield Conference is planned in San Francisco for September 28-29, with site tours on September 30. Conference organizers have requested that Emeryville participate in a tour. Staff anticipates working with conference organizers on the itinerary in June.

## ADMINISTRATION/OTHER

**NPH Leadership Award.** On May 4, Mayor Dianne Martinez attended the 20<sup>th</sup> Annual Affordable Housing Leadership Awards ceremony of the Non-Profit Housing Association of Northern California and received a Leadership Award on behalf of the City of Emeryville. NPH granted the award to Emeryville because of the City Council’s policy of setting aside 20% of our “boomerang” funds (the portion of the former Redevelopment Agency tax increment that flows to the City) for affordable housing.

**Australian Tour of Innovation Districts.** On May 5, Emeryville hosted a delegation of Australian senior officials and elected leaders at the city and state level who were on a tour of Innovation Districts in the United States. The delegation was led by Professor Ed Blakely, Founder and Chair of the Future Cities Collaborative at the University of Sydney, and formerly with the Department of City and Regional Planning at U.C. Berkeley. The tour began with a briefing in the Council Chambers with remarks by Mayor Dianne Martinez, Community Development Director Charlie Bryant, former City Manager and Economic Development and Housing Director Pat O’Keeffe, and Wareham Development CEO Rich Robbins. The group then boarded a bus for the EmeryStation campus, including visits to the labs of the Joint BioEnergy Institute (JBEI) and Nano Precision Medical. The Community Development Director then accompanied the group to San Francisco for a tour of developments underway at Mission Bay and the Shipyard. The delegation then went on to Seattle, Boston/Cambridge, New York, and Philadelphia.

**Bay Area Planning Directors Association.** On May 13, the Community Development Director attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was “Housing Solutions in a Time of Crisis”. The program featured a talk on Building and Sustaining Mixed Income Communities; a panel discussion with a developer, ABAG staff, and city officials on Innovative Strategies for Alternative Housing, focusing on accessory dwelling units; and a panel discussion with a San Jose city official and housing developers (both non-profit and for-profit) on Challenges of Infill Housing Production.

**Alameda County Planning Directors Meeting.** On May 6, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of Dublin. The group heard a presentation on the Alameda County Stormwater Permit Update, and discussed long range planning cost recovery (such as Emeryville’s General Plan Maintenance Fee), and the updates of cities’ Local Hazard Mitigation Plans. Everyone provided an update on the status of significant projects in their jurisdictions.

**East Bay EDA Spring Membership Meeting – Economic Outlook.** Economic Development and Housing Manager Chad Smalley attended the East Bay Economic Development Alliance’s Spring Membership Meeting on May 19. The program featured a presentation of the East Bay Economic Outlook for 2016-2017. Overall, according to Christopher Thornberg PhD, Founding Partner of Beacon Economics, the East Bay economy is strong and is expected to continue on its present, positive course for the near future. An electronic copy of the full report is available from East Bay EDA [here](#) (requires completion of a short survey). Additionally, a video of the presentation will be aired on Contra Costa Television and available online beginning June 2; more details are [here](#).

**California Labor Commissioner Local Minimum Wage Convening.** Administrative Analyst Sonia Manrique attended a day-long conference in Los Angeles hosted by Labor Commissioner Julie Su and the UCLA Downtown Labor Center. This convening was intended to bring together local municipalities throughout California with new minimum wage ordinances to share best practices and information regarding enforcement and implementation.

**Bay Area Biotech Forum.** Economic Development and Housing Manager Chad Smalley attended the San Francisco Business Times Bay Area Biotech Forum on May 18. The program featured a panel discussion with life science leaders, including Jocelyn Jackson, CFO of Emeryville’s own Symic Biomedical. Symic Biomedical recently relocated to Emeryville after outgrowing its former home in the QB3 incubator located in San Francisco. See [www.symic.bio](http://www.symic.bio) for more information about the work Symic is doing.

**East Bay EDA Economic Training.** On May 27, Economic Development and Housing Manager Chad Smalley attended a training session entitled “Building a Small Business Ecosystem”. The session is one of a series provided by the East Bay Economic Development Alliance in partnership with the California Association for Local Economic Development (CALED). Topics included a discussion of the economic benefits of encouraging an active entrepreneurial environment, a review of services offered by the Small Business Development Center, and the challenges presented by the growing “gig economy”.

**Green Infrastructure for Coastal Resilience Class.** Associate Planner Diana Keena attended an American Planning Association class next to the new marsh on the former Hamilton Air Force Base in Novato. The class covered protecting marshes from both sides – sea level rise and storm runoff. Ideas included freeways as causeways, horizontal levees, and reuse of dredge sediment. Funding options include Cap and Trade, Proposition 1, foundations, and possibly the Bay Restoration Authority that is on the June ballot.

**Emergency Operations Exercise.** On May 25, the Community Development Director attended a training session at the Alameda County Emergency Operations Center in Dublin hosted by the County and the California Specialized Training Institute of the State Office of Emergency Services. The program featured a “table top exercise” discussion, for which the scenario was a train derailment in Emeryville of tank cars filled with toxic chemicals.

**Emeryville’s “Official” Population.** On May 1, 2016, the Demographic Research Unit of the State Department of Finance released its official estimates of the population of California’s cities and counties. These estimates are as of January 1, 2016. According to DOF, our population is **11,721**.

As they typically do, DOF has also adjusted their 2015 estimates. Originally, our 2015 population was estimated by DOF at 10,570, and that figure has now been adjusted up to 10,967. Here is a comparison of the 2015 DOF estimates (original and adjusted) and the 2016 DOF estimate:

	<b>Original DOF 2015 Estimate</b>	<b>Revised DOF 2015 Estimate</b>	<b>DOF 2016 Estimate</b>	<b><u>Change</u></b>
<b>Population</b>				
Total	10,570	10,967	<b>11,721</b>	+754
Household	10,497	10,894	11,648	+754
Group Quarters	73	73	73	+0
<b>Housing Units</b>				
Total	6,719	6,719	<b>7,125</b>	+406
Single Detached	421	421	420	-1
Single Attached	401	401	401	+0
Two to Four	753	753	753	+0
Five Plus	5,108	5,108	5,515	+407
Mobile Homes	36	36	36	+0
Occupied ("Households")	5,757	6,030	6,410	+380
Vacant Units	962	689	715	+26
<b>Vacancy Rate</b>	14.32%	10.25%	10.04%	-0.22%
<b>Persons per Household</b>	1.823	1.807	1.817	+0.010

The upward adjustment of 397 people in our population in 2015 consists of a reduction in our assumed housing vacancy rate from 14.32% to 10.25% offset slightly by an assumed reduction

in average household size from 1.823 to 1.807. The change in vacancy rate results in an increase in households (which is the same as occupied housing units) of 273.

The 406 net dwelling units added in 2015 consisted of 190 units at the EMME Apartments (64<sup>th</sup> and Christie), 169 units at Parc on Powell (Hollis and Powell), 48 of the 101 units at 3900 Adeline Street, and one unit at City Storage, all of which received Temporary Certificates of Occupancy in 2015, minus the demolition of two single-family units at 5532 Doyle Street. Thus there was a net gain of 407 units in 5+ unit buildings, and a net loss of one single-family detached dwelling (one new at City Storage minus two demolished at 5532 Doyle Street). Our population increase of 754 people from the adjusted 2015 figure is a result of these net new dwelling units, coupled with a slight decrease in the assumed vacancy rate (from 10.25% to 10.04%) and a slight increase in the assumed average household size (from 1.807 to 1.817).

As a result of this population increase, Emeryville ranked as the fourth fastest growing city in California and the fastest growing city in the Bay Area in 2015. Here are the rankings of the top 10 California cities, and the top 10 Bay Area cities (also showing how they ranked State-wide):

**Top 10 California Cities Ranked by the 2015-2016 Percent Change in Population**

Rank	City	County	1/2015 Total Population	1/2016 Total Population	Percent Change
1	Vernon	Los Angeles	122	210	72.1%
2	Oroville	Butte	16,088	17,996	11.9%
3	Biggs	Butte	1,771	1,899	7.2%
<b>4</b>	<b>Emeryville</b>	<b>Alameda</b>	<b>10,967</b>	<b>11,721</b>	<b>6.9%</b>
5	Lathrop	San Joaquin	20,796	22,112	6.3%
6	Coronado	San Diego	23,828	25,230	5.9%
7	Porterville	Tulare	57,039	60,070	5.3%
8	Rio Vista	Solano	8,255	8,601	4.2%
9	Eastvale	Riverside	60,825	63,162	3.8%
10	Lake Forest	Orange	80,909	83,910	3.7%

**Top 10 Bay Area Cities Ranked by the 2015-2016 Percent Change in Population**

Rank	Bay Area	State	City	County	1/2015 Total Population	1/2016 Total Population	Percent Change
<b>1</b>		<b>4</b>	<b>Emeryville</b>	<b>Alameda</b>	<b>10,967</b>	<b>11,721</b>	<b>6.9%</b>
2		8	Rio Vista	Solano	8,255	8,601	4.2%
3		14	Half Moon Bay	San Mateo	12,136	12,528	3.2%
4		18	Brentwood	Contra Costa	57,072	58,784	3.0%
5		19	Morgan Hill	Santa Clara	42,382	43,645	3.0%
6		22	Los Altos	Santa Clara	30,513	31,353	2.8%
7		25	Calistoga	Napa	5,050	5,180	2.6%
8		28	Dublin	Alameda	56,014	57,349	2.4%
9		33	Vacaville	Solano	95,582	97,667	2.2%
10		36	Redwood City	San Mateo	84,179	85,992	2.2%

According to DOF, Vernon in Los Angeles County had the largest percentage growth in California, increasing by 72.1 percent (from 122 to 210 total residents), resulting from a single new 45-unit housing development. The next two largest changes in percentage terms were Oroville (11.9 percent) and Biggs (7.2 percent) both in Butte County. The population growth in Oroville was primarily the result of annexation activity, while Biggs added 57 single-family homes.

***Bike to Work Day and Month.*** May was Bike to Work Month, and Thursday, May 12 was Bike to Work Day. Once again, the City of Emeryville participated in the “Team Bike Challenge”, a friendly competition of 2,519 individuals on 1,827 teams from 586 Bay Area companies, to see who can log the most biking miles. The City of Emeryville “company” included a total of 12 riders. Collectively, we logged 450 trips totaling 1,186 miles, which placed us 18<sup>th</sup> out of 143 medium-sized Bay Area companies, and 53<sup>rd</sup> out of all 586 Bay Area companies. Of the 21 Bay Area cities and counties that participated in the competition, Emeryville placed third, being soundly beaten by Oakland, which placed 11<sup>th</sup> out of 586 companies, and San Jose, which barely squeaked by us at number 49, and beating out the cities of San Francisco, Berkeley, Dublin, Richmond, Palo Alto, Pleasanton, Vallejo, Sonoma, San Mateo, Mountain View, East Palo Alto, Concord, Alameda, and Vacaville, and the counties of Napa, Santa Clara, San Mateo, and Marin. However, in terms of miles per member, Team Emeryville was by far number one, averaging 99 miles per member; Oakland was a distance second at 58 miles per member, San Francisco was third at 44, and Berkeley was fourth at 31. All other cities logged less than 30 miles per member. On Bike to Work Day, a “community bike ride” was held from City Hall to several of the “energizer stations” in Emeryville with a small but dedicated group of cyclists, including Councilmember Scott Donahue. The ride culminated at the energizer station at Christie Avenue and Shellmound Street, in time for the ribbon cutting of the Christie Avenue Bay Trail Bike Path, as noted above.

***Governor’s Proposed “By Right” Housing Bill.*** The Governor has proposed a “trailer bill” in his May revise of the state budget that would require cities to allow housing developments by right if they provide a certain percentage of affordable units. Cities would have no discretionary approval over such projects and there would be no public input or CEQA review. Staff drafted a letter of opposition that the Mayor signed and that was delivered to State legislators on May 27. This was followed by a second letter, prepared at the request of the Governor’s office, detailing changes that Emeryville would like to see in the bill if it were to become law. At the top of our list was retaining discretionary design review coupled with a CEQA statutory exemption.

***American Planning Association (APA) Activities.*** Miroo Desai, as Membership Inclusionary Director (Northern) organized and participated in the monthly conference call on May 16. She also attended the APA Northern California Board Meeting as the Diversity Director on May 4.

***Rail~Volution Bicycle Tour of Emeryville.*** In May, staff responded to a regional request for Emeryville to host a bicycle tour for national participants in the Rail~Volution conference for transit planners meeting in San Francisco in October. The organizers description of the tour is:

*Fifty years ago, Emeryville was home to meatpacking plants and paint manufacturing facilities. Today this 1.2-square-mile city is a major mixed-use shopping, job and recreational center, home to Pixar, Peet's Coffee & Tea, Novartis and other major Bay Area employers. Bike from BART through the city with staff, developers and others responsible for this change. Hear about brownfield cleanup, public art, Emery Go-Round (their public-private shuttle system) and affordable housing. Discuss current issues such as enhancing non-auto access, improving school quality and staying competitive in post-Redevelopment California.*

**Building Division Request for Proposals (RFP).** The Building Division is soliciting proposals to provide plan review, inspection and administration services. City staff conducted an exhaustive RFP process, and has determined that West Coast Code Consultants (WC<sup>3</sup>) and 4Leaf Incorporated should be awarded contracts with the City of Emeryville to provide consultant services to the Building Division. The contract amount will cover fiscal years 2016-2017 and 2017-2018 corresponding to the City's two-year operating budget, in an amount expected to be approved by the City Council for the Building Division for Professional Services. A recommendation has been forwarded to the City Council for consideration at the June 21 meeting. The City of Emeryville continues to experience consistent growth in which much of its building stock is being replaced by other uses, including new multifamily, commercial structures, high-rise construction, medical and bio-tech laboratories utilizing hazardous materials, mixed use projects, tenant improvements, residential renovations, and remodels. These types of complex design projects rely on methodical approaches for both plan review and inspections for compliance. In the past, the City of Emeryville has utilized consulting firms to augment City staff to perform in-house and off-site plan review, perform field inspections and provide project management. The services rendered are intended to place emphasis on heightened customer service and anticipated prompt turn-around times for plan review comments and/or approvals, in addition to technical and complex field inspections. With the anticipated spike in construction activity for the next two years, it is the City's desire to utilize the consultants to maintain expected customer services.

**Oakland Interview Panel.** Community and Economic Development Coordinator Amber Evans participated in a day long panel making hiring recommendations for a community outreach specialist for Oakland's Public Works Department.

**Budget.** The Community Development Director met with the City Manager and Finance Director on May 10 to discuss the proposed Fiscal Year 2016-17 and 2017-18 operating budget.

**City News and Activity Guide Articles.** Staff prepared articles for the Fall City News and Activity Guide.

**Grants Coordination.** At its May 19 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the on-going management of existing grants.

**Permit Tracking System and GIS.** CRW TRAKiT, the Community Development Department's planning and building permit tracking software, has now been live for over five 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. The “e-TRAKIT” module, which allows on-line access to the system, is currently being implemented. Staff met on May 19 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Also in May, staff gave the GIS consultant work a former intern had done on reconciling address files, to help him move toward GIS preparation of noticing lists. Staff also began examining GIS folders, preparing to update and manage these files.

**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 May 25 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Economic Development and Housing Manager.** The City’s new ED&H Manager, Chadrick Smalley, started work on May 2. Welcome Chad!

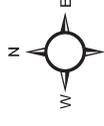
**Management Analyst Recruitment.** We are currently recruiting for a Management Analyst in the Economic Development and Housing Division. This is a new position that will provide complex and broad-based program and project management as designated by the Community Development Director and the Economic Development and Housing Manager. Among other managerial support tasks such as contract administration and grants management, the Management Analyst will help to develop and implement programs related to Minimum Wage, Fair Workweek and small business assistance. The deadline for applications was April 22. Qualifying applications were received from six individuals, of whom one withdrew and the other five were interviewed on May 16. After verifying references, staff expects to extend an offer in early June.

**Administrative Analyst.** May 31 was the last day for Sonia Manrique, who was filling in as a temporary Administrative Analyst in the Economic Development and Housing Division pending the hiring of a permanent Management Analyst. Sonia was responsible for implementing the Minimum Wage Ordinance, including investigating complaints, and for preliminary research on a Fair Workweek Ordinance. We appreciate all of her diligent efforts on behalf of Emeryville workers.

# Emeryville Development Projects May 2016

## Development Status

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



PROJECT INDEX	
1. Anton Emeryville ("Nady Site")	9. Christie Ave Properties
2. Baker Metal Live-Work	10a. Marketplace - Shellmound Site
3. Multi-Unit Residential Project	10b. Marketplace - Parcel B
4. Ocean Avenue Townhomes	10c. Marketplace - Parcel C
5. Oceanview Townhomes	10d. Marketplace - "Theater Site"
6. Ocean Lofts	10e. Marketplace - Subdivision
7. Emme Apartments	11. LePort School
8. Marketplace Park	12a. Emerystation West@Transit Ctr
	12b. Heritage Square Garage
13. Stanford Medical Offices	21. Center of Community Life
14. 6 Unit Townhomes	22. Pixar Warehouse
15. 5876 Beaudry Street - New Unit	23. Sherwin Williams Mixed Use
16. Bay Street "Site B"	24. 1056 45th St. - New Unit
17. Hyatt Place Hotel	25. Pelco Building Reuse
18. Parc on Powell	26. 3900 Adeline Street
19. Stanford Avenue Park Extension	27. The Intersection Mixed Use ("MAZ")
20. Doyle Street Lofts	28. 3706 San Pablo Avenue



**Community Development Department**  
Major Development Projects  
May 2016

Map Number	Project Location	Description	Status/Comments	Planning			Building			
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy	
9	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.	█						
16	Bay Street "Site B" Shellmound/Powell/railroad	High density mixed use project.	Long Range Property Management Plan approved by State. Further remediation required.	█						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 4 units Demo 1 existing unit	PC study session 8/25/16.	█						
15	New Residential Unit 5876 Beauty Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16.	█						
14	6-Unit Townhomes 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	PC study session 4/28/16. Second PC study session tentatively 8/25/16.	█						
25	Pelco Building Reuse Project 1550 Park Avenue	Reuse industrial building for 23 res. and 2 comm. units	PC study session tentatively 6/23/16.	█						
13	Stanford Health Center 5800 Hollis St.	Phase II - Modifications to street for valet parking	PC study session 3/24/16. PC public hearing tentatively 6/23/16.	█						
3	Multi-Unit Residential Project 1225 65th Street	Residential - 24 units, all 2- and 3-bedrooms	PC study sessions 3/26/15 and 10/22/15.	█						
10b	Marketplace - Parcel B Shellmound Street S of new 62nd St.	Retail - 26,000 s.f. Garage - 300 spaces	PC study session on new design 5/26/16. PC public hearing tentatively 6/23/16.	█						
23	Sherwin Williams Mixed Use N of Sherwin, W of Horton	Residential - 540 units Commercial - 94,600 s.f.	PC study session and FEIR hearing 7/28/16. CC study session and FEIR hearing 9/6/16.	█						
13	Stanford Health Center 5800 Hollis St.	Phase I - Canopy over sidewalk and building signage.	PC study session 3/24/16. PC approved 5/26/16.	█		PC - 5/26/16				
1	Anton Emeryville ("Nady Site") 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16.	█		PC - 3/24/16				
24	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	PC approved 2/25/16.	█		PC - 2/25/16				
10e	Marketplace Subdivision UPRR/Shellmound Way/Christie/64th	Shellmound St. realignment, new 62nd, 63rd, Market Drive	PC approved 10/22/15.	█		PC - 10/22/15				
10a	Marketplace - Shellmound Site Shellmound at railroad ped bridge	Residential - 167 units Retail - 14,000 s.f.	PC study sessions 10/2/14, 1/22/15 and 4/23/15. PC approved 7/23/15.	█		PC - 7/23/15				
10c	Marketplace - Parcel C Residential Between new 62nd and new 63rd Sts.	Residential - 66 units	PC approved with grocery store component 5/28/15.	█		PC - 5/28/15				
8	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC study session 7/24/14. Second PC study session 10/30/14. PC approved 2/26/15.	█		PC - 2/26/15				
28	3706 San Pablo Avenue Between 37th St. & W. MacArthur	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC study session 10/2/14. PC approved 1/22/15. PC approved one year extension 1/28/16.	█		PC - 1/22/15				
2	Baker Metal Live-Work 1265 65th Street	Residential/live-work - 17 units	PC approved 8/27/09.	█		PC - 8/27/09				

Map Number	Project Location	Description	Status/Comments	Planning Application Processing			Building	
				Pre-Application	Approval	Plan Check	Construction	Occupancy
10d	Marketplace - Theater Site SE of 64th & Shellmound Streets	Residential - 223 units	Building permit application submitted 11/13/15. Demo permit for UA Theater issued 12/22/15.		PC - 6/25/15			
12a	EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	Office/lab tower - 250,000 s.f. 148 parking spaces, bus bays	Grading permit for site remediation issued 7/22/15. Building permit application submitted 11/19/15.		CC - 2/16/10			
12b	Heritage Square Garage SE Horton & 62nd Sts.	675 parking spaces Commercial - 3,620 s.f.	Building permit application submitted 3/17/16.		CC - 2/16/10			
6	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			
10c	Marketplace - Parcel C Grocery Between new 62nd and new 63rd Sts.	Grocery - 30,000 s.f. Parking structure	Building shell permit application submitted 4/18/16. Foundation-only permit issued 5/25/16.		PC - 5/28/15			
20	Doyle Street Lofts 5532 Doyle Street	Residential - 2 units Demo 2 existing units	Demo permits issued 9/9/15. Building permits issued 9/14/15.		CC - 1/20/15			
13	Stanford Health Center 5800 Hollis Street	82,900 s.f. in Emery Station Greenway building	Building permit for Phase 1 issued 10/16/15. Building permit for Phase 2 issued 3/7/16.		DCD - 11/21/14			
27	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f. Residential - 105 units	Underground MEP permit issued 7/21/15. Commercial shell building permit issued 1/22/16. Residential superstructure building permit issued 1/22/16.		PC - 8/22/13			
17	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 issued 6/12/15.		PC - 4/24/14			
21	Center of Community Life W San Pablo Ave betwy 47th & 53rd	Multipurpose community recreation and school facility	Building permits issued by DSA. Demolition complete; project is under construction.		PC - 8/22/13			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Revision package for work without permits submitted 12/16/15.		PC - 8/27/09			
11	LePort School 1450 & 1452 63rd Street	School - pre K-1st grade	Building permits issued 7/29/15. TCO issued 3/11/16.		PC - 2/26/15			
19	Stanford Avenue Park Extension North of Stanford betw Hollis & Doyle	New park in place of former City parking lot	Building permit issued 10/3/14. Substantially complete and open for use; final inspection pending.		CC - 2/7/12			
7	Emme Apartments 64th and Christie	Residential - 190 units	Phase I TCO issued 3/3/15. Phase II TCO issued 3/19/15.		CC - 10/19/10			
26	3900 Adeline Street Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	TCOs issued 12/30/15 (48 units), 3/14/16 (35 units), and 4/15/16 (18 units).		CC - 1/20/09			
18	Pare on Powell (formerly Parkside) Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	TCO for Building B (71 units) issued 2/27/15. TCO for Building A (98 units) issued 7/10/15.		CC - 11/18/08			
22	Pixar Warehouse Phase II 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Final inspection approved 5/27/16.		PC - 12/13/12			

**Glossary of Abbreviations:**

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

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<p><b>EmeryStation West @ Emeryville Transit Center</b> 5959 Horton Street ("Mound" site north of Amtrak Station) UP09-03 Map No. 12a</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. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigated Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission's decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement (DA) to lock in entitlements for five years considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote. Remediation of site scheduled to start in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015. Issued grading permit on July 22, 2015 to remove contaminated soil. Received building permit application on November 19, 2015.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p><b>Heritage Square Garage</b> 62<sup>nd</sup> and Horton Streets UP09-03 Map No. 12b</p>	<p>675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space.</p>	<p>Approved as part of EmeryStation West @ Emeryville Transit Center project (see above). Received building permit application on March 17, 2016.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p><b>Hyatt Place Hotel</b> Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002 Map No. 17</p>	<p>New hotel of 175 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)</p>	<p>Community meeting held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held January 23, 2014. Planning Commission approved on April 24, 2014. Received stormwater permit application on September 30, 2014. Received Geopier (Ground Improvement) Permit application on October 29, 2014. Received building permit application on December 29, 2014. Issued Geopier permit on January 30, 2015. Issued building permit on June 12, 2015.</p>	<p>Conrad Garner Ensemble Hotel Partners (562) 435-4857</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Bay Street - Site B</b> Shellmound/Powell/railroad Map No. 16</p>	<p>To be redeveloped for mixed use project in conformance with Long Range Property Management Plan.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary Police Station issued May 2010. Police left site and moved back to Police Station on Powell Street in January 2012. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State. LRPMP rejected by State. Subsequently, State approved amended LRPMP, which calls for redevelopment of Site B. Further site remediation required.</p>	<p>Catherine Firpo Economic Development and Housing Division (510) 596-4354</p>
<p><b>The Intersection Mixed Use Project (Maz)</b> 3800 San Pablo Avenue UPDR13-001 Map No. 27</p>	<p>Renovation of former "Maz" building for 17,158 square feet of retail use, and 1,048 square feet of live-work; and construction of a new 75', 5-story, 105-unit residential structure on the east portion of the lot over two levels of parking. Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013. Submitted building permit application for residential structure on December 24, 2013. Submitted building permit application for commercial shell renovation on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014. Received demolition permit application on March 13, 2015. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015. Issued building permit for commercial shell and residential superstructure on January 22, 2016.</p>	<p>Rick Holliday Holliday Development (510) 588-5133</p>

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Anton Emeryville (“Nady Site”)</b> 6701 Shellmound Street UPDR14-003 Map No. 1</p>	<p>Redevelopment of former industrial site for approximately 186 rental housing units.</p>	<p>Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration (IS/MND) published on June 9, 2014 for 30-day public review and comment period, ending on July 8, 2014. Applicant withdrew project on July 1, 2014. New applicant submitted application, with same plans, on November 7, 2014. IS/MND recirculated January 20 through February 18, 2015. Study of project’s effects on broadcast capabilities of adjacent radio antennas prepared. Environmental Impact Report being prepared; scoping meeting held May 11, 2015. Draft EIR published November 4, 2015 for 45-day public comment period ending on December 21, 2015. Planning Commission study session and draft EIR public hearing held December 10, 2015. Second study session held January 28, 2016. Planning Commission certified Final EIR and approved project on March 24, 2016.</p>	<p>Trey Teller Anton Development Company. (916) 400-2072</p>
<p><b>EMME Apartments</b> (Marketplace Redevelopment Project Phase IA) Southeast corner of 64<sup>th</sup> Street and Christie Avenue FDP08-02 Map No. 7</p>	<p>190 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Issued temporary certificate of occupancy for Phase I on March 3, 2015 and Phase II on March 19, 2015.</p>	<p>Josh Corzine (650) 849-1669</p>

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<p><b>Marketplace - Park</b> Christie Avenue Park Redesign and Expansion FDP14-001 Map No. 8</p>	<p>Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.</p>	<p>Community meeting held May 29, 2014. Planning Commission study session held on July 24, 2014. City Council study session held October 7, 2014. Second Planning Commission study session held October 30, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission approved park FDP on February 26, 2015.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p><b>Marketplace - Shellmound Site</b> Marketplace Redevelopment Project Parcel A, Shellmound Street at pedestrian bridge over railroad FDP14-002 Map No. 10a</p>	<p>Construction of new mixed use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.</p>	<p>Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on July 23, 2015.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>
<p><b>Marketplace – Parcel B</b> Marketplace Redevelopment Project Shellmound Street between Shellmound Way and new 62<sup>nd</sup> Street Map No. 10b</p>	<p>Option 1: 41,500 s.f. retail; 405 space parking garage. Option 2: 22,800 s.f. retail; 405 space parking garage.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Planning Commission study session on new design held December 10, 2015. Planning Commission study session on revised design held May 26, 2016. Planning Commission public hearing scheduled for June 23, 2016.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>
<p><b>Marketplace – Parcel C</b> Marketplace Redevelopment Project between new 62<sup>nd</sup> and new 63<sup>rd</sup> Streets FDP13-001 Map No. 10c</p>	<p>30,000 s.f. grocery store, 66 residential units; 291 space parking garage.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session held March 26, 2015. Planning Commission approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C. Received building permit application on November 24, 2015 for foundation for commercial shell and garage. Received building permit application for Phase II commercial shell and garage on April 18, 2016. Issued foundation only permit (Phase I) on May 25, 2016.</p>	<p>Grocery Store and Parking: Mark Stefan City Center Realty Partners (415) 395-2908  Residential: Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>

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<b>Marketplace - Theater Site</b> Marketplace Redevelopment Project Parcel D, southwest of 64 <sup>th</sup> and Shellmound Streets FDP14-003 Map No. 10d	Construction of new residential building with approximately 223 residential units and 296 residential parking spaces.	Received demolition permit application for UA Theater on June 24, 2014; approved on August 4, 2014 and ready to issue. Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session scheduled for April 23, 2015. Planning Commission approved on June 25, 2015. Received building permit application on November 13, 2015. Issued demolition permit for UA Theater on December 22, 2015. Received Grading Permit and Site Demolition Permit applications on February 18, 2016.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
<b>Marketplace Subdivision</b> Generally bounded by UP Railroad, Shellmound Way, Christie Avenue and 64 <sup>th</sup> Street. SUBDIV15-002 Map No. 10e	Subdivision of entire Marketplace site, including realignment of Shellmound Street and creation of new 62 <sup>nd</sup> Street, 63 <sup>rd</sup> Street, and Market Drive.	Planning Commission approved October 22, 2015.	Mark Stefan City Center Realty Partners (415) 395-2908
<b>Sherwin Williams Mixed Use Project</b> 1450 Sherwin Avenue PUD13-001 Map No. 23	Redevelopment of former paint factory site for approximately 540 housing units and 94,600 s.f. of commercial space in six buildings, plus 2 acres of public open space.	Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session held January 20, 2015. EIR scoping meeting held January 27, 2015. Draft EIR published for 60-day public comment period on January 8, 2106, ending on March 8, 2016. Public hearing on DEIR held at February 25, 2016 Planning Commission meeting. Study session on current proposal and certification of Final EIR tentatively scheduled for Planning Commission on July 28, 2016 and for City Council on September 6, 2016.	Kevin Ma Lennar Multifamily Communities (415) 975-4989
<b>Pelco Building Reuse Project</b> 1550 Park Avenue UPDR16-001 Map No. 25	Reuse of existing industrial building for 23 residential and two commercial units.	Project requires redesign to comply with unit mix and family-friendly design requirements. Study session tentatively scheduled for June 23, 2016 Planning Commission Meeting.	Amanda Kobler 1550 Park LLC (510) 289-0066

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<b>RESIDENTIAL AND LIVE- WORK PROJECTS</b>			
<b>Ocean Lofts</b> 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6	Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	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.	Ali Eslami (510) 774-8387
<b>Multi-Unit Residential Project</b> 1225 – 65 <sup>th</sup> Street UPDR15-001 Map No. 3	New 24-unit residential building, all 2- and 3-bedroom units.	Planning Commission study sessions held March 26, 2015 and October 22, 2015.	Moshe Dinar, AIA (510) 759-2133

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<p><b>Doyle Street Lofts</b> 5532 Doyle Street UPDR14-002 Map No. 20</p>	<p>Construction of two new dwelling units and demolition of two existing dwelling units. Demolition requires City Council approval.</p>	<p>Application submitted October 20, 2014. Planning Commission voted to recommend approval on December 11, 2014. City Council approved January 20, 2015. Received application for demolition permits on February 9, 2015. Received applications for building permits on February 11, 2015. Demolition permit approved April 21, 2015 and ready to issue. Approved building permit on May 5, 2015, and ready to issue. Issued demolition permits on September 9, 2015 and issued building permits on September 14, 2015.</p>	<p>Alex Bergtraun (510) 652-0612</p>
<p><b>Parc on Powell (formerly Parkside and Papermill) Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07, DR07-11 Map No. 18</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction. Received building permit application for Ike's Sandwiches tenant improvements on December 29, 2014. Temporary certificate of occupancy issued for 71 units in Building B on February 27, 2015. Issued temporary certificate of occupancy for 98 units in Building A and exercise room in Building C on July 10, 2015. Issued certificate of occupancy on March 29, 2016 for Ike's Love &amp; Sandwiches retail store.</p>	<p>Peter Solar Equity Residential (415) 447-2690</p>

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<b>Stanford Avenue Park Extension</b> North side of Stanford Avenue between Hollis and Doyle Streets UP07-07, DR07-11 Map No. 19	Construction of new park and private parking lot on site of former City parking lot, as condition of approval of Parc on Powell project.	Park design approved by City Council on February 7, 2012, and subsequently modified to preserve existing trees. Building permit issued on October 3, 2014. Substantially complete and open for use; final inspection pending.	Peter Solar Equity Residential (415) 447-2690
<b>3706 San Pablo Avenue</b> UPDR14-001 Map No. 28	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.	Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) approved by City Council on May 20, 2014. Planning permit application submitted September 26, 2014. Planning Commission study session held October 2, 2014. Planning Commission approved on January 22, 2015. City Council approved Ground Lease Disposition and Development Agreement on April 16, 2015. One year extension of planning permits approved by Planning Commission on January 28, 2016. City Council approved \$3.5 million loan commitment on February 16, 2016.	Felix AuYeung EAH Housing (415) 295-8854
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street UP07-09, DR07-15 Map No. 2	Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.	Sasha Shamszad MRE Commercial (510) 849-0776
<b>New Residential Unit</b> 1056 45 <sup>th</sup> Street UPDR15-008 Map No. 24	One new residential unit for a total of three units on the lot.	Planning application submitted June 4, 2015. Planning Commission approved on February 25, 2016.	Arnold Hernandez AAA Cad Works (510) 415-0583

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<b>39<sup>th</sup> and Adeline Residential Project</b> 3900 Adeline Street UP06-12, DR06-19 Map No. 26	Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Submitted building permit application on December 13, 2013. Demolition Permit was issued on June 30, 2014. Issued Grading Permit on September 2, 2014. Issued Building Permit on September 10, 2014. TCO for Phase 1 (45 units) was granted on December 31, 2015. Issued Building Permit for tenant improvement on February 8, 2016 for new “Banh Mi Joint” restaurant. TCO for Phase 2 (38 units) was granted on March 21, 2016. TCO for Phase 3, last phase, (18 units) was granted on April 15, 2016.	Bob Huff Madison Park Financial Corp. (510) 452-2944
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013. On December 16, 2015 received revision package to windows and 3 <sup>rd</sup> floors for review.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Oceanview Townhomes</b> 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of four new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session tentatively scheduled for August 25, 2016.	Kristin Personett Indigo Design Group (510) 697-4289

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<b>6-Unit Townhomes</b> 5876-5880 Doyle Street UPDR16-002 Map No. 14	Construction of six new dwelling units and demolition of four existing legal and two existing illegal dwelling units. Demolition requires City Council approval.	Planning application submitted March 4, 2016. Planning Commission study session held April 28, 2016. Second Planning Commission study session tentatively scheduled for August 25, 2016.	Jake Aftergood Wellworth Investment (510) 418-6105
<b>New Residential Unit</b> 5876 Beaudry Street UPDR16-003 Map No. 15	One new residential unit for a total of three units on the lot.	Planning application submitted April 25, 2016. Planning Commission study session scheduled for June 23, 2016.	Brad Gunkel Gunkel Architecture (510) 984-1112
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>Stanford Health Center</b> 5800 Hollis Street UP14-009/DR15-020 Map No. 13	82,900 square feet in existing EmeryStation Greenway building.	Minor conditional use permit approved by Director on November 21, 2014. Received building permit application for Phase I, structural, demo and "make ready" on August 6, 2015. Issued building permit for Phase I on October 16, 2015. Planning Commission study session on Hollis Street frontage modifications held March 24, 2016. Issued building permit for Phase 2 Tenant Improvements on March 7, 2016. Planning Commission approved canopy and building signage on May 26, 2016. City Council discussion of license agreement for public right-of-way modifications for valet parking scheduled for June 7, 2016; Planning Commission public hearing tentatively scheduled for August 25, 2016.	Geoffrey Sears Wareham Development (415) 457-4964
<b>OTHER</b>			
<b>Pixar Warehouse</b> 5000 Hollis Street UPDR12-003 Map No. 22	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Received building permit application for Phase II on September 11, 2015. Issued building permit for Phase II on October 27, 2015. Final inspection approved on May 27, 2016.	Craig Payne Pixar Animation Studios (510) 922-8059

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<i>Project Name; Property Address, File Reference, and Map Number:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>LePort Schools</b> 1450 &amp; 1452 63<sup>rd</sup> Street UPDR14-004 Map No. 11</p>	<p>Conversion of former Every Dog Has Its Daycare buildings to private pre-K through first grade school.</p>	<p>Planning Commission approved on February 26, 2015. Received demolition permit applications and foundation permit applications on March 19, 2015. Received building and site improvement applications on March 25, 2015. Issued partial demolition permits on April 29, 2015. Issued foundation permits on June 26, 2015. Issued building permits on July 29, 2015. Issued Temporary Certificate of Occupancy on March 11, 2016.</p>	<p>Alan Limon LePort Educational Institute (949) 427-3970</p>
<p><b>Emeryville Center of Community Life</b> Emery Secondary School site at 47<sup>th</sup> Street and San Pablo Avenue UPDR12-001 Map No. 21</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Voters approved \$95 million bond measure by 74% on November 2, 2010. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission held public hearing on July 25, 2013 and approved project on August 22, 2013. Building permits issued by Division of the State Architect. Details can be found <a href="#">here</a>. Demolition of existing buildings complete. Groundbreaking ceremony held October 16, 2014. Project is under construction. "Topping off" ceremony held September 29, 2015.</p>	<p>John Baker Project Manager (415) 710-8059</p>
<p><b>Christie Avenue Properties</b> East side of Christie Avenue generally between Shellmound Way and Christie Avenue Park Map No. 9</p>	<p>Redevelopment of three City-owned parcels south of Christie Avenue Park.</p>	<p>Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.</p>	<p>Catherine Firpo Acting Economic Development &amp; Housing Manager (510) 596-4354</p>

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	35	23	21	27	20	15	21	16	21	29	19	0	0
Plumb., Elec., Meech.	42	40	52	43	36	35	45	29	47	37	30	0	436
Fire	4	21	17	13	13	12	15	23	7	13	3	0	141
<b>MON. TOTALS</b>	81	84	90	83	69	62	81	68	75	79	52	0	
													<b>FISCAL YEARLY TOTAL</b>
													577
<b>VALUATION</b>													
Residential	\$6,275,371	\$13,230	\$336,700	\$255,601	\$128,198	\$71,395	\$145,936	\$71,409	\$46,500	\$624,283	\$230,908	\$0	\$8,199,531
Sub Permits	\$1,465,868	\$11,532,999	\$422,791	\$251,465	\$3,526,249	\$358,732	\$1,376,299	\$314,548	\$663,880	\$470,907	\$85,484	\$0	\$20,469,222
Commercial	\$12,121,527	\$6,946,573	\$5,631,866	\$41,369,416	\$3,946,035	\$1,687,459	\$10,235,895	\$1,900,589	\$4,358,962	\$3,853,428	\$21,331,746	\$0	\$113,363,496
<b>MON. TOTALS</b>	\$19,862,766	\$18,492,802	\$6,391,357	\$41,876,482	\$7,600,482	\$2,117,586	\$11,758,130	\$2,286,546	\$5,069,342	\$4,928,618	\$21,648,138	\$0	
													<b>FISCAL YEARLY TOTAL</b>
													\$142,032,249
<b>FEES COLLECTED</b>													
General Plan	\$101,963.72	\$91,125.15	\$31,160.60	\$211,174.70	\$38,108.32	\$11,077.40	\$53,573.52	\$12,801.66	\$24,584.45	\$21,081.08	\$108,348.32	\$0.00	\$704,998.92
Building Standards Admin.	\$845.00	\$752.00	\$283.00	\$1,720.00	\$328.00	\$108.00	\$460.00	\$124.00	\$218.00	\$199.00	\$888.00	\$0.00	\$5,925.00
Technology Fee	\$20,392.96	\$18,324.04	\$6,133.13	\$42,234.94	\$0.00	\$101,247.82	\$10,721.89	\$2,560.33	\$4,916.89	\$4,216.22	\$21,669.66	\$0.00	\$232,417.88
Building Permit	\$156,766.45	\$61,082.27	\$48,507.32	\$403,654.41	\$32,968.26	\$14,417.86	\$96,831.04	\$16,806.50	\$39,668.58	\$33,766.53	\$210,950.76	\$0.00	\$1,115,419.98
Plan Review	\$84,930.96	\$250,415.52	\$56,417.07	\$147,125.17	\$741,501.27	\$40,953.03	\$83,229.09	\$38,272.97	\$106,305.20	\$38,726.88	\$71,602.43	\$0.00	\$1,659,479.59
Energy Review	\$91,084.11	\$90,821.81	\$10,598.91	\$27,005.94	\$142,799.34	\$4,862.79	\$13,350.12	\$3,751.48	\$18,153.48	\$5,607.66	\$12,874.62	\$0.00	\$420,910.26
Electrical Permit	\$6,723.00	\$8,828.08	\$10,679.71	\$80,460.51	\$46,431.27	\$6,017.91	\$20,165.18	\$3,883.99	\$9,375.60	\$8,038.28	\$42,759.69	\$0.00	\$240,904.81
Plumbing Permit	\$22,198.27	\$151,514.48	\$8,638.93	\$72,480.76	\$6,017.91	\$2,352.59	\$17,233.79	\$2,880.59	\$7,443.91	\$5,910.28	\$38,213.12	\$0.00	\$334,884.63
Mechanical Permit	\$4,558.24	\$143,183.64	\$7,772.61	\$67,625.49	\$5,595.60	\$2,900.90	\$14,561.63	\$2,624.90	\$6,678.52	\$5,281.27	\$35,632.34	\$0.00	\$296,415.14
S.M.I.P.	\$5,041.68	\$1,956.29	\$1,622.99	\$11,633.13	\$1,131.79	\$487.91	\$2,887.43	\$546.14	\$1,337.84	\$1,076.08	\$5,989.04	\$0.00	\$33,710.32
Microfiche	\$1,634.72	\$1,965.49	\$483.84	\$4,026.33	\$709.82	\$150.62	\$968.73	\$156.14	\$400.80	\$319.43	\$2,102.80	\$0.00	\$12,918.72
Fire Dept. Fees	\$20,036.77	\$24,855.52	\$21,534.84	\$148,359.92	\$19,106.89	\$10,161.89	\$40,495.96	\$15,650.70	\$12,914.32	\$3,987.00	\$76,467.00	\$0.00	\$393,570.81
Sewer Connection	\$2,490.00	\$15,687.00	\$5,727.00	\$13,446.00	\$2,739.00	\$3,237.00	\$52,788.00	\$9,213.00	\$2,241.00	\$996.00	\$1,245.00	\$0.00	\$109,809.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transportation Facility*	\$0.00	\$0.00	\$2,672.00	\$866,637.88	\$10,105.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,113.83	\$0.00	\$884,529.05
School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,359.30	\$0.00	\$19,359.30
Art Public Places	\$0.00	\$31,506.62	\$0.00	\$0.00	\$11,797.47	\$0.00	\$14,910.51	\$8,194.08	\$0.00	\$0.00	\$0.00	\$0.00	\$66,408.68
Parks & Recreation*	\$0.00	\$0.00	\$7,382.00	\$331,382.24	\$4,132.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,824.26	\$0.00	\$345,721.00
Affordable Housing*	\$0.00	\$0.00	\$0.00	\$356,253.10	\$4,518.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,621.10	\$0.00	\$366,392.40
Other : (PSL, AMMR)	\$19,291.74	\$5,542.00	\$5,050.00	\$2,909.00	\$6,198.00	\$2,770.00	\$4,860.00	\$3,115.00	\$4,623.00	\$4,599.00	\$2,017.00	\$0.00	\$60,974.74
<b>MON. TOTALS</b>	\$537,957.62	\$897,559.91	\$224,663.95	\$2,788,129.52	\$1,074,188.98	\$198,287.31	\$427,036.89	\$120,581.48	\$238,861.59	\$133,804.71	\$663,678.27	\$0.00	\$7,304,750.23
													<b>FISCAL YEARLY TOTAL</b>
													\$7,304,750.23

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

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2015-2016												TOTAL
				Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$5,800,000	2-Jul-15	45%	0	18	23	25	22	8	33	55	61	31	41		317
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	87%	2	0	4										6
HYATT PLACE HOTEL	\$18,485,621	12-Jun-15	45%	8	40	14	16	16	10	20	33	45	244	222		668
IKEA (Warehouse renovation and loading dock)	\$3,150,662	17-Aug-15	60%	0	0	0	11	25	16	5	6	4	6	8		81
LEFORT SCHOOL	\$2,898,000	29-Jul-15	98%	0	2	19	10	12	24	19	9	23	59	5		182
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	98%	2	1	0	3	3	1	0	0	1	0	0		11
PARC ON POWELL APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	97%	10	2	3	0	0	3	2	2	0	0	0		22
STANFORD HEALTH CARE, PHASE 1	\$35,000,000	16-Oct-15	30%					4	8	112	225	212	352	333		1,246
THE INTERSECTION RESIDENTIAL	\$20,760,000	22-Jan-16	43%	0	0	31	3	17	3	10	21	34	89	111		319
THE INTERSECTION COMMERCIAL	\$1,491,051	22-Jan-16	0%	0	0	0	0	0	0	2	0	2	4	2		10
3900 ADELINE APARTMENTS	\$22,255,000	10-Sep-14	95%	191	200	180	160	344	35	6	137	100	54	10		1,417
EMME APARTMENTS (64th AND CHRISTIE)	\$41,790,400	10-Jan-13	99%	23	10	5	0	0	0	0	0	1	0	0		39
																0
																0
CITY INSPECTIONS	CONT.	CONT.	CONT.	1,166	1,150	974	1,078	542	1,282	561	1,223	2,034	2,574	2,128		14,712
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	6	16	7	7	12	2	8	7	6	9	14		94
				1,408	1,439	1,260	1,313	997	1,392	778	1,718	2,523	3,422	2,874	0	19,124

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



## CITY OF EMERYVILLE

Date: June, 2<sup>nd</sup>, 2016  
To: Carolyn Lehr, City Manager  
From: Dave Winnacker, Alameda County Fire Department  
Subject: ACFD report May 1<sup>st</sup>, 2016 through May 31<sup>st</sup>, 2016

### OPERATIONS

1. Total Emergency Incidents: 208

Building Fires under \$ 5,000:	1
Building Fires over \$ 5,000:	1
Outside Fires	1
Vehicle Fires:	0
Hazmat	1
False alarms	41
Investigations	1
Service Calls	2
Emergency Medical Calls:	117
Station #34:	46
Station #35:	71

2. **Station #34** covers areas west of the Southern Pacific Railway Tracks.

**Station #35** covers areas east of the RR tracks including San Pablo Avenue and the Triangle area.

### SIGNIFICANT INCIDENTS

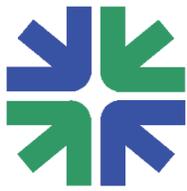
On May 3, 2016 at 0807 hours crews responded to the Emeryville Marina for an oil spill resulting from engine damage to 30' vessel being used to ferry passengers to San Francisco. The spill was quickly mitigated and notifications made to USCG, DFW, and the Harbor Master.

On May 5, 2016 at 1037 ACFD and OFD crews responded to 1055 45<sup>th</sup> St for a fully involved structure fire. The fire was extinguished and extensive overhaul and salvage carried out. A family pet was found deceased inside the house. Resuscitative measures were taken without success.

### FIRE PREVENTION

FY 2015/2016 fire inspections are currently 92% complete.

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**MEMORANDUM**

**DATE:** June 10, 2016  
**TO:** City Manager Carolyn Lehr  
**FROM:** Captain Dante Diotalevi  
**SUBJECT:** Progress Report for May, 2016

**From the desk of Captain Diotalevi the following are some of the accomplishments of the Field Operations Division.**

**SUNDAY 05/01/16**

**Sexual Assault**

- Officers received information from a Bay Area Police Department regarding a missing child that could have possibly having been sexually assaulted. The child has been reunited with her family and the case is still being investigated.

**Recovered Stolen Vehicle**

- Officers located a vehicle reported stolen out of Oakland Police Dept. that was used in a burglary of a gun store in Rocklin, CA earlier in the day.

**Other**

- Officers were dispatched to the area of 4098 San Pablo Ave for an assault/attempted battery. The male suspect was last seen walking west on 40<sup>th</sup> Street near Watts Street. Officers located the male and detained him. The female who made the report did not want the male arrested. The male was identified and released.
- Animal Control was dispatched to the Powell Street Plaza for a dog left in a car. One of the Animal Control Officers was able to force a window down rather than break a window. The dog was taken into custody and transported to a local veterinary hospital by the Animal Control Officers for examination. One of the officers took a temperature reading of the interior of the car and it was about 110 degrees.
- Alameda County Fire requested the police department's assistance at 6 Admiral with a subject yelling for help from his unit. Officers stood by while fire made entry and assisted the subject who fell out of bed.
- Officers located a subject inside of Black and White Liquors who was extremely intoxicated. The subject was transported to a local area hospital for medical treatment.

## **MONDAY 05/02/16**

### **Commercial Burglary/Theft**

- Officers responded to San Pablo Avenue and 40<sup>th</sup> Street for a subject who had just stolen a beer from Black & White Liquors. Upon the officers arrival the subject had moved and was located in front of Bank of America where he was creating a disturbance and harassing customers. Officers made contact with the subject who was intoxicated and verbally abusive. Black and White Liquors did not wish to pursue theft charges on the subject; however he was arrested for being drunk in public.

### **Arrest**

- Officers responded to Target where store security had one adult female detained for petty theft. An officer accepted the citizen's arrest. The female was arrested and released with a signed notice to appear.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to Ikea where a male adult was asleep on one of the display beds and refused to leave the store when contacted by security. Officers made contact with the subject and evaluated him. The subject was placed on a psychiatric hold for mental evaluation. The subject was taken by paramedics to a facility to receive proper care.

### **Disturbance**

- Officers responded to Bank of America regarding a customer yelling and refusing to leave. Officers made contact with the customer and manager. The customer was upset over a policy and the dispute was mediated. The customer left the business.
- An officer heard the sound of a single gunshot in the area of 59<sup>th</sup> St. east of Vallejo St. Officers searched the area and could not locate the source. No calls were received and no one found in the area.

## **TUESDAY 05/03/16**

### **Commercial Burglary/Theft**

- An officer responded to 1555 40<sup>th</sup> Street (Target) for a subject in custody for theft. Upon the officers arrival a name check on the subject revealed he was eligible to be cited and released from the scene with a promise to appear.

### **Arrest**

- A shoplifting suspect from Target was arrested and released with a signed notice to appear.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to the I-80 overpass for a female straddling the overpass railing above Powell Street. Upon the officers arrival fire had prevented the subject from jumping by pulling her away from the edge. Paramedics Plus Arrived and the subject was transported to John George psychiatric facility to be evaluated by medical staff.

### **Schools**

- Officers responded to 915 54<sup>th</sup> Street (Emery High) on the request of the school psychiatrist to evaluate a student. Upon the officers arrival the mother of the student had picked her up and left the area. Officers went to the address listed for the student in an attempt to make contact with the mother. Both the student and the mother were not at the location.

### **Marina**

- An officer responded to 3199 Powell Street (Marina) for a small oil leak coming from a boat. Upon the officers arrival fire was already on scene and had the spill contained and under control. Fire notified the Coast Guard, Fish & Game and the NRC (Nuclear Regulatory Commission).

## **WEDNESDAY 05/04/16**

### **Commercial Burglary/Theft**

- An officer responded to 1555, 40<sup>th</sup> Street (Target) for a subject in custody for theft. Upon the officers arrival a name check on the subject revealed he was eligible to be cited and released from the scene with a promise to appear.

### **Arrest**

- Officers responded to a call for service on an intoxicated subject in the roadway at 40<sup>th</sup> St and San Pablo Ave. Officers saw the subject who has several contacts for theft related offenses and public intoxication. The subject was on active probation. Officers made contact with the subject and arrested him for public intoxication. The subject was also rearrested for violating the terms of his probation.
- Officers responded to a residence where SFPD requested assistance in locating a wanted suspect for a felony assault for a case that occurred in their city. Officers located the subject and detained him without incident. SFPD inspectors arrived and took him into custody.

### **Suicidal Subject/ Psychiatric Evaluation**

- An officer responded to 4098 San Pablo Avenue for a subject who defecated on the property. Upon the officer's arrival he made contact with the subject who was not able to care for himself. The subject was transported to John George for a psychiatric evaluation by medical staff.

## **THURSDAY 05/05/16**

### **Arrest**

- Officers responded to the Bay St Mall where the employees reported a suspect who committed a robbery from earlier in the week was back in the store. Officers arrived and the suspect was pointed out by witnesses. The suspect was arrested without incident. The suspect was a 16 year old female from El Sobrante. The juvenile's guardian was contacted and she was booked at juvenile hall for robbery.

### **Miscellaneous Public Service**

- An officer responded to the intersection of 40<sup>th</sup> and Adeline for a subject creating a hazard in the middle of the intersection. The officer located a man in a wheelchair and escorted him over to the sidewalk. The man was not in distress.
- Officers were dispatched to 1333 Powell St where a concerned family member reported their loved one was missing. They were able to track the phone to the area and became worried when she did not respond after sending a text. Fearing the worst they contacted the police. Officers searched the area and found the person relaxing in the community room of the complex. The subject merely left her phone in her residence and did not know her family was trying to reach her.
- An officer was conducting extra patrol in the area of 45<sup>th</sup> St and Essex where a recent house fire occurred. The officer heard an alarm coming from next door with the front door wide open. Officers were able to make contact with the resident who reported it was his smoke detector sounding when he burnt some food he was cooking. He opened the front door to his house to air it out. The resident was very appreciative the officers were in the area and understood their concern because of the recent fire to his neighbor's house.

## **FRIDAY 05/06/16**

### **Arrest**

- Officers were dispatched to 5858 Horton Street for the report of a male who had stolen a bike and was trapped inside the parking garage. Officers arrived and detained the male who was in possession of the stolen bicycle. After conducting a thorough preliminary investigation, the male was arrested for burglary, possession of burglary tools and violating the terms and conditions of his probation.
- An officer made a traffic enforcement stop on a vehicle for expired registration in the 3400 block of Wood Street. The driver was on formal probation with a search clause for auto theft. During a probation search our officer found a "meth" pipe and 1 gram of methamphetamine. The driver was issued a citation and released.

- An officer stopped a subject for walking against an upraised red hand. A name check of the subject revealed two active warrants which were confirmed. The subject was issued citations for the warrants and was released.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers were dispatched to the area of 5800 block of Horton Street for the report of a woman undressing in public. An officer located the woman and determined she was unable to care for herself and was a danger to herself and others. The woman was placed on a 5150 W&I, Emergency Psychiatric Detention.

### **Other**

- Officers were dispatched to a male refusing to leave the lobby of 1 Captain Drive. Officers made contact with the male who explained he had just left his friend's apartment. The male left when asked by officers.
- Officers responded to 3801 San Pablo Ave. on the report of an intoxicated subject sleeping against the building. Officers made contact and determined the subject was not intoxicated.

## **SATURDAY 05/07/16**

### **Arrest**

- An officer stopped a subject for riding his bicycle against the flow of traffic. A name check of the subject revealed an active "No Bail" warrant for his arrest which was confirmed. The subject was transported to jail for booking.
- Officers were dispatched to Target for a shoplifter. Officers arrived and took custody of the male. The male was on probation for theft and was in possession of drug paraphernalia.

### **Disturbance**

- Officers were dispatched to the parking lot of Taco Bell to a report of a disturbance between two subjects with one of them threatening the other with a gun. Officers responded and determined the threats with a firearm were unfounded.
- Officers responded the corner of 40<sup>th</sup> and Adeline Street for the report of a possible residential burglary in progress. The caller reported a woman was kicking the front door of a residence attempting to gain entry. Officers arrived and spoke to the resident and the woman visitor. The resident locked the woman out of his house because she was being belligerent. The dispute was mitigated and the officers left.
- Officers were flagged down regarding a disagreement between two people at Black and White Liquor. Officers mediated their differences and the subjects were sent on their way.

- An officer witnessed a group of people in a disagreement in front of Broken Rack. The officer mediated the situation and the group went on their way.

#### **Other**

- Officers were dispatched to a home in the 1000 block of 43<sup>rd</sup> Street for a welfare check of a child. There was no one home at the location. A follow up phone call was made to Child Protective Services.
- An officer responded to the Powell Street Plaza for a report of (2) opossum's scaring customers near the front doors of the Metro store. The responding officer located (1) opossum and safely relocated the animal. Animal Control was not on duty.
- Officers were dispatched to the East Bay Bridge Center for the report of a road rage incident. Officer s met with the parties and determined no crime had been committed. The officers mitigated the issue and both drivers went about their day.

### **SUNDAY 05/08/16**

#### **Arrest**

- Officers were dispatched to Home Depot for the report of a male in custody for theft. The male lied about his identity but officers were able to identify him eventually. The male had a no bail warrant for theft. The male was arrested and transported to jail.
- Officers were dispatched to Apple regarding loss prevention having a subject detained for theft. The subject was issued a citation for the theft and released.
- Officers conducted an enforcement stop on a subject for crossing an intersection against the upraised red hand. The subject was almost hit by a passing motorist. An officer subsequently conducted a pat search of the subject and located a prohibited weapon (Dirk/Dagger). The subject was arrested for the related charge.
- An officer conducted an enforcement stop on a vehicle for having missing plates. A name check of the driver revealed an active "No Bail" warrant for her arrest. A search of the vehicle revealed methamphetamine. The driver was arrested for the related offenses and transported to Santa Rita Jail for booking.

#### **Disturbance**

- Officers responded to Pak N Save for the report of a woman sleeping in the public restroom and refusing to leave. Officers spoke to the well-known woman. She was offered shelter information and she left the store without incident.

### **Other**

- A citizen called to report she saw a group of (6) juveniles run out of Marshalls with arm loads of clothes. The juveniles were seen getting into a vehicle and sped away. Marshalls was contacted and they did not want to file a crime report.
- Officers were dispatched to Amtrak on the report of a suspicious subject sitting at the location with a mask over his face and gloves on. The caller reported the customers were nervous of the subject. Officers made contact with the subject who advised he was cold.

## **MONDAY 05/09/16**

### **Domestic Violence**

- An officer took a restraining order violation report. Later in the same shift the subject showed up at the protected person's apartment complex. The victim called the police and the suspect left in his vehicle after trying to strike the victim with his car. The suspect is transient and an extra patrol was generated for the victim's residence to be on the lookout for the suspect. Officers have not been able to locate the suspect.

### **Arrest**

- An officer stopped a bicyclist for a traffic violation. The area was a known drug area and extra patrol has been requested by residents in the area of 36<sup>th</sup> St. and Peralta St. The subject was on probation and was in possession of methamphetamine and heroin. The subject was arrested and taken to jail for booking.
- An officer made a car stop for a traffic violation. The driver was on probation/parole. The officer found methamphetamine in his possession. The driver was arrested.

### **Vandalism**

- An officer was flagged down while walking in the 1200 block of 65<sup>th</sup> Street by a victim of vandalism. The officer followed the victim to their vehicle to verify the damage and noticed a window smashed out. There did not appear to be any signs of entry into the vehicle and nothing was taken from it.

### **Missing Person**

- Officers responded to a residence where the mother of a 26 year old dependent adult had not returned home. The mother was very worried because the subject needed to take medication for seizures. The mother feared her son may be in need of emergency medical assistance. All attempts to locate the subject were unsuccessful. All local hospitals were contacted and the subject was not at any. The subject's cell phone was tracked which indicated his phone was in Berkeley. Berkeley Police was contacted to check the area. Within ten minutes the subject was located. The subject was in good

health and returned to his mother. The mother was very thankful and relieved the officers located her son in good mental and physical health.

## **TUESDAY 05/10/16**

### **Commercial Burglary/Theft**

- An officer responded to Target for a shoplifter detained by store security. The person was arrested for theft.
- Officers responded to the Apple Store for a grand theft report. The suspects were gone on arrival and could not be located. The suspects in this case took merchandise that was valued over ten thousand dollars.

### **Robbery**

- Officers responded to 3839 Emery Street (Nordstrom's Rack) for a just occurred theft with the suspect fleeing south bound on San Pablo Avenue with the loss. Officers checked the area for the suspect but were unable to locate him. After searching the area, the primary officer met with the victim (Nordstrom's Rack employee) and the crime classification was upgraded to a strong arm robbery.

### **Domestic Violence**

- Officers responded to a domestic violence in progress at a residence between a wife and husband. A concerned neighbor called 9-1-1 after hearing a female scream several times "you are hurting me" and to let her go. Officers arrived and separated the parties. The husband was arrested for spousal battery. The victim was not injured.

### **Disturbance**

- Officers responded to Amtrak where a subject was pounding on the side of bus trying to get inside. Officers made contact with the caller who reported the subject knocked on the side of the bus after trying the door which was locked. The subject had left the area and was not located.

### **Welfare Check**

- Officers responded to the Hyatt House Hotel on a report of an incoherent adult female who needed medical aid. The female was in the lobby. The female was not a guest of the hotel and walked in after exiting a cab. Officers made contact with the subject and determined she was intoxicated. Officers requested paramedics due to her level of intoxication. The female was transported by paramedics to a local hospital.

## **WEDNESDAY 05/11/16**

### **Commercial Burglary/Theft**

- Officers responded to Home Depot where store security detained a theft suspect for grand theft. The suspect was arrested and taken to jail for booking for grand theft.

### **Robbery**

- Officers responded to a report of a cold armed robbery that occurred in the 4500 block of Hollis St. The victim exited a business and was approached by a suspect armed with a gun who demanded her gold necklace. The suspect pulled the necklace off her neck. The suspect then smashed a window to a parked car and removed property. The car belonged to the victim of the robbery. The suspect then got into a dark colored vehicle and fled the scene. For unknown reasons the victim waited for 15 to 20 minutes before contacting police. The victim refused medical treatment and had minor redness where the necklace was forcefully removed from her neck.

### **Arrest**

- Officers arrested three theft suspects; one from Home Depot and two from Target.

### **Driving Under the Influence**

- Officers responded to the area of the Oaks Card Club parking lot for a subject passed out behind the wheel of a car with the engine running. Officers saw the subject stopped in the middle of parking lot blocking traffic. The driver was contacted by officers and subsequently arrested for DUI. The driver was so intoxicated an officer had to stop him from falling as he nearly fell while trying to walk.

### **Disturbance**

- Officers responded to the 5900 block of Frontage Road for a dispute over a parking space. The two subjects were contacted by officers and the dispute was mediated.
- Officers responded to the Target parking lot for a subject who upset that an Uber driver drove off with his items in the car. The Uber driver returned and the items were returned and the dispute was resolved.

### **Welfare Check**

- An officer responded to 5895 Christie Avenue (FedEx) to check the welfare of a subject who appeared to be under the influence. Upon the officer's arrival he made contact with the subject, who was not under the influence. The officer assisted the subject with a ride to the south end of town.

### **Unattended Death**

- Officers responded to Avalon Senior Complex where the resident manager reported a resident was found deceased. Paramedics arrived on-scene and confirmed the subject was deceased. Officers did not find any foul play and the death of the elderly man appeared natural. The elderly man suffered from a medical condition. The coroner's office was contacted and released the body to the family. A funeral home was contacted and removed the decedent. An officer remained with the family and consoled them until a mortuary service was contacted.

## **THURSDAY 05/12/16**

### **Driving Under the Influence**

- An officer conducted an enforcement stop on a vehicle for a speeding violation. Upon contacting the driver the officer observed symptoms of intoxication and subsequently arrested the driver for Driving Under the Influence of alcohol.

### **Disturbance**

- Officers were dispatched to 1800 Powell St. on the report of two subjects in a heated argument. Upon their arrival officers met with both parties, mediated their differences and sent them on their separate ways.

### **Other**

- Officers responded to 1258 Ocean Ave. on the report of people occupying a house that was red tagged by City Officials. Officers made contact with the occupant who was unaware of the home being red tagged. The occupant was a friend of the home owner. The subject was moved along.
- Officers responded to the Public Market on the report of a male subject inappropriately touching himself. Officers made contact with all involved parties and determined it to be unfounded.

## **FRIDAY 05/13/16**

### **Residential Burglary**

- Officers responded to 6363 Christie Ave for the report of (2) males trespassing on the property at approximately 4:30 AM. The two males were contacted in front of 5903 Christie Ave. Security from Pacific Park Plaza told officers the (2) were seen inside the garage of Pacific Park Plaza and he wanted them arrested for trespassing. The officers recognized the (2) males from a previous residential burglary from mid-April. After a preliminary investigation, officers determined the males entered the property with the intent to commit theft and arrested them for burglary. Both males were in

possession of burglary tools. Both males were also arrested on probable cause for a separate residential burglary from the night before. There was a still photo captured and the males matched the description.

### **Assault**

- Officers responded to 45<sup>th</sup> and San Pablo Avenue for a report of a subject being shot with a paintball gun. Upon the officer's arrival, they made contact with the female victim who told the officers the following: she and her son were riding their bikes south bound on San Pablo Avenue between the 4700 block and 5300 block, when they heard 3-4 shots. The victim then felt something on her leg and thought she had been shot. Officers checked the area for a possible suspect but could not locate one. The female was hit by a paint ball on the lower portion of her right leg, which caused slight bruising. She refused any medical treatment.

### **Domestic Violence**

- Officers responded to a 3610 Peralta Street for a 9-1-1 transfer from California Highway Patrol. Highway Patrol dispatch stated the female caller was breathing heavy and said "can you please come" then the line disconnected. Emeryville dispatch called back and could hear the female yelling and arguing with a male. Officers located the apartment and through their investigation arrested the female for Battery, False Imprisonment and Willful Infliction of Corporal Injury.

## **SATURDAY 05/14/16**

### **Commercial Burglary/Theft**

- Officers responded to Nordstrom Rack on a report of a male adult suspect who stole items and then tried to punch security when confronted outside the store. Security was able to recover the store's property; however, the suspect ran off and was not located.

### **Auto Burglary**

- Officers took four cold auto burglary reports. Two occurred in the Hilton Garden Inn parking lot, one occurred in the area of Adeline St and 40<sup>th</sup> St. and the fourth occurred in the Bay St Mall parking garage.

### **Carjacking**

- Officers responded to 6401 Shellmound Street on a report of a female adult suspect who demanded the victim's vehicle at knife point. The victim ran to safety and went to her residence unharmed. The suspect took the victim's vehicle and was not located. The vehicle in this case was a registered scooter that the victim uses for transportation.

### **Disturbance**

- An officer saw two subjects yelling at each in front of the Black and White Liquor Store. The officer made contact with both subjects who left the area peacefully.
- Officers responded to the 1200 block of 67<sup>th</sup> St for three adult subjects throwing rocks at a business. The three subjects were contacted by officers while another met with the witness. No damage was found and the subjects were released.

## **SUNDAY 05/15/16**

### **Arrest**

- Target reported they were attempting to arrest a combative shoplifter. All officers were dealing with a psychiatric evaluation, 5150 Welfare & Institutions Code of a male that had made threats to shoot people. Officers did finally arrive at Target and issued the male a citation for theft. Officers determined the male wasn't combative with Target Loss Prevention but was uncooperative.

### **Disturbance**

- Officers responded to the 4200 block of Holden Street for a noise complaint. The resident was cited for a cabaret violation.
- The owners of the Bank Club reported an aggressive panhandler in front of their business. An officer made contact with a known female across from the Bank Club, 3800 block of San Pablo Ave. The woman had been drinking but was able to care for herself and chose to go home. The woman was given a ride by a friend.
- Officers responded to the 1000 block of 44<sup>th</sup> St. regarding a disturbance. Officers responded and located a subject who was extremely intoxicated. The subject was transported to a local area hospital.

### **Other**

- An officer observed approximately 15 motorcycles/dirt bikes and four wheelers driving in and out of traffic in the area of Powell St. and Hollis St. The officer monitored the group's side show activity until they rode off into Oakland.
- Officers were dispatched to 7-11 regarding a subject who fell out of his wheelchair. Officers made contact with the subject and determined he was experiencing extreme pain in his lower extremities and summoned an ambulance.

## **MONDAY 05/16/16**

### **Commercial Burglary/Theft**

- An officer responded to 5700 Christie Avenue (Trader Joe's) for the theft of several pallets. Prior to the officers' arrival a store employee told the subjects to put the pallets they were collecting back. The two subjects ignored the employee and fled with the pallets prior to the officers' arrival.
- An officer responded to 5690 Bay Street (Gap) for three juveniles detained for theft. Upon the officer's arrival it was determined that only one of the three juveniles had stolen. The juvenile was processed and turned over to a relative.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to the Public Market to assist a man who requested police due to hearing voices and believing people were following him. Officers made contact with the subject and determined he was suffering from a mental disorder and needed psychiatric help.

### **Recovered Stolen Vehicle**

- An officer saw an unoccupied vehicle with the passenger door open, the engine running and no keys in the ignition. A check on the plate revealed it was stolen out of Oakland. The vehicle was confirmed stolen and recovered.

### **Disturbance**

- Officers responded to 3310 Powell Street (Marina) for a male and female screaming and yelling. An officer made contact with the subjects who were in the process of moving. The female half stated she has anxiety and that's why she was yelling. Nothing physical occurred between the two.
- Officers responded to 4089 Emery Street for a male and female in an altercation with the male half brandishing a hammer. Upon the officers' arrival the male was detained without incident. Further investigation revealed the male was not trying to harm the female. The male was frustrated over their vehicle not working and took a hammer to it. Witnesses in the area were contacted and they agreed that nothing physical happened between the male and female. The male was arrested for a warrant.

## **TUESDAY 05/17/16**

### **Arrest**

- An officer responded to CVS where an employee reported a subject in front of the store was harassing female customers and panhandling. The officer made contact with the subject and found drug paraphernalia. The subject was arrested and released with a signed Notice to Appear. The subject left the area and no further police action was needed or requested.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to 2100 Powell Street on a subject casing vehicles and refusing to leave when asked. Upon the officers' arrival they made contact with the subject. The officers determined the subject was unable to care for himself and appeared to be suffering from Alzheimer's. The subject was transported to Alta Bates to be treated and examined.

### **Disturbance**

- An officer responded to 5 Captain Drive for a female yelling and causing a disturbance. Upon the officers arrival he made contact with the subject. The subject stated she was upset because management kicked her out of the gym.
- Officers responded to the Bay St. Apartments where an employee reported an unruly resident was in the lobby creating a disturbance. Officers met with the subject and mediated the dispute.
- An officer saw two subjects in a scuffle at the corner of Stanford Ave. and Vallejo St. The fight was over a male and both subjects were separated. Neither party wanted a police report and both went their separate ways.
- An officer saw a subject yelling inside the Oaks Card Club bar area. The subject was asked to leave by employees and left the business.

### **Miscellaneous Public Service**

- Officers responded to the senior residential complex at 4320 San Pablo Ave. for a welfare check due to a resident calling 9-1-1 and hanging up. An officer made contact with the resident who was fine and just wanted to report her upstairs neighbor was being loud.

### **Schools**

- Officers responded to Anna Yates on a report of a missing ten year old female student. The mother could not find her daughter and the father also arrived at the school to find his daughter. A sergeant drove the father around the neighborhood looking for the girl while other officers searched the area as well. When the mother checked her cellphone she realized her sister picked up her daughter from school. The girl was contacted and she was not missing. The girl was safe and the parents were very relieved and happy. The mother simply forgot her phone at home and did not realize her sister picked up her daughter.

## **WEDNESDAY 05/18/16**

### **Commercial Burglary/Theft**

- An officer responded to 5300 block of Horton where the manager reported a burglary that occurred over the weekend. The officer met with the manager who had reviewed surveillance footage from the weekend that showed a

suspect climb a fence to the second level of the secured parking garage. The suspect entered the building and removed two surveillance cameras. The suspect fled the scene undetected.

### **Suicidal Subject/ Psychiatric Evaluation**

- A therapist from Kaiser Chemical Dependency requested a welfare check on a subject who had a psychiatric evaluation several days prior due to saying he wanted to harm himself. Officers responded to 3310 Powell Street to make contact with the subject but he had gone to work for the day. An officer contacted the local Police Department where the subject worked and asked for a welfare check. The local police made contact with the subject at his place of work and determined he did not meet the criteria for a psychiatric evaluation.

### **Disturbance**

- Officers responded to 5749 Horton Street for a argument between a customer and a business owner. Officer mediated the situation and both parties went their separate ways.
- An officer responded to 5 Captain (Clipper Club) for the same subject that was barred from the club and continues to create a disturbance. The officer met with the subject and reminded her that she was barred due to her bad behavior. The subject left the area.
- Officers responded to 1465, 65<sup>th</sup> St where two suspicious subjects were seen. One subject was carrying a bolt cutter. Officers met with security and checked the area for criminal activity; however, there was a delay and the subjects were not located.

### **Out Side Agency Assist**

- Officers responded to a call from San Francisco Police needing assistance with a combative subject they were trying to detain at 1800 Powell St. Upon the officers arrival the subject was subdued. Due to one of the arrestees having an infant, officers offered our facility to San Francisco until a relative could take custody of the child.

## **THURSDAY 05/19/16**

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers arrested a female adult for theft. The subject had a pre-existing medical condition for a serious form of cancer. The subject was depressed over her medical condition and made suicidal statements. The subject met the criteria for WI 5150 and was released from police custody in order to receive proper mental and medical assistance. The subject was transported by paramedics to a hospital. The theft charges will be deferred to the District Attorney's office for review.

### **Recovered Stolen Vehicle**

- An officer recovered an unoccupied stolen car in the Hyatt House parking lot.

### **Driving Under the Influence**

- An officer conducted a traffic stop and arrested the driver after he failed the field sobriety tests.

### **Disturbance**

- Officers responded to the Powell St Plaza in front of Ross Dress for Less on a report of two female adults arguing. One of the females was described as wearing a security uniform and had a knife. Upon the officers arrival the two females were gone. Officers made contact with the manager who stated the argument was over a customer being accused of theft by the security guard. Both females yelled at each other and then both left in separate vehicles. The manager stated there was no theft and no involved parties remained on scene. The manager stated the security officer was relieved from duty and would not be returning to the store. The officer took a report documenting the incident.
- Officers responded to Pak n Save where security reported two female adults were inside the store creating a disturbance and arguing with one another. Officers made contact with the subjects and resolved the dispute.

## **FRIDAY 05/20/16**

### **Commercial Burglary/Theft**

- A juvenile was arrested for theft at Target. The juvenile was reported as a runaway and claimed abuse by the father, who has custody. The juvenile was transported to Juvenile Hall for booking and CPS was notified of the allegations which did not occur in Emeryville.

### **Sexual Assault**

- A victim came to the police department to report she had possibly been raped on 5/19/16. The victim was transported to the hospital for a physical examination and given access to counseling and advocacy services.

### **Arrest**

- An officer stopped a subject for not having the proper lighting equipment on his bicycle and for riding against the flow of traffic. A name check revealed an outstanding warrant for his arrest. A search of the subject incident to arrest revealed narcotics, drug paraphernalia and burglary tools.

### **Disturbance**

- Officers responded to the 4000 block of San Pablo Ave. for the report of a woman attempting to steal another woman's dog. The alleged victim left the area before officers arrived.

### **Other**

- An officer was flagged down for the report of a stray dog. The dog's owner arrived on scene and reunited with his owner.

## **SATURDAY 05/21/16**

### **Arrest**

- Officers responded to 62<sup>nd</sup> St. and Hollis St. regarding a male subject following two women in his car. Officers made contact with all parties and subsequently arrested the male subject for false imprisonment.

### **Disturbance**

- Officers were dispatched to a possible domestic violence in progress at 47<sup>th</sup> St. and San Pablo Ave. Officers responded and determined there was no battery and only a dispute over a cell phone.

## **SUNDAY 05/22/16**

### **Residential Burglary**

- An officer responded to 3310 Powell Street for the report of theft from the laundry/shower room at the Marina. The suspect entered the structure with the intent to commit theft. The suspect forced open the change machine and stole the money.

### **Arrest**

- An officer located an occupied stolen vehicle. The vehicle was stopped and the driver was subsequently arrested.
- An officer stopped a vehicle for lane straddling. Upon contacting the driver the officer observed objective symptoms of intoxication. The driver was subsequently arrested for D.U.I.

### **Recovered Stolen Vehicle**

- Officers responded to the 3100 block of Powell Street for the report of a car in the water south of the Hong Kong East Ocean restaurant. The car was stolen at gun point in Oakland on Saturday night, 5/21/16.

### **Marina**

- Officers were dispatched to the marina to conduct a welfare check on a subject. Officers made contact with the subject and determined the subject needed immediate medical attention due to his level of intoxication.

## **MONDAY 05/23/16**

### **Robbery**

- Officers responded to a possible robbery that just occurred in Powell St Plaza parking lot. Officers met with the victim who was not injured. The victim reported his property was demanded by two suspects one of which stated he had a gun. No weapon was seen; however, simulated through clothing worn by the suspect. When the victim did not give up his property quick enough he was shoved and property was forcibly taken out of hands. The suspects fled in a vehicle and were not found.

### **Domestic Violence**

- Officers responded to a possible domestic violence incident in front of 4320 San Pablo Ave. Officers met with both subjects and learned the incident started in Oakland at one of the involved parties residence. Officers notified the Oakland Police Department and remained on-scene until relieved by Oakland Police Officers.

### **Disturbance**

- Officers responded to an apartment at 5648 Bay Street for two subjects who were refusing to leave the reporting parties apartment. Upon the officer's arrival they met with the subject mediated the situation and resolved the issue.

### **Miscellaneous Public Service**

- An officer responded to 5514 Doyle Street for transients going through garbage cans, talking loud and making a mess. Subjects were gone upon the officer's arrival.
- Officers responded to an apartment at 5648 Bay Street for two subjects who were refusing to leave the reporting parties apartment. Upon the officer's arrival they met with the subject mediated the situation and resolved the issue.

## **TUESDAY 05/24/16**

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to 4000 San Pablo Avenue (7-11) for a subject who appeared disoriented and asking the employee the same question over and over. Upon the officer's arrival they made contact with the subject and determined he was unable to care for himself. The subject was transported to John George to be examined and treated by medical staff.

## **WEDNESDAY 05/25/16**

### **Commercial Burglary/Theft**

- Officers responded to a bike theft that occurred in front of the Target store. A description was broadcasted and the suspect was not immediately found. Later in shift, an officer saw the possible theft suspect. The subject was stopped and was on searchable probation. A methamphetamine pipe was found on his person. The bicycle was not found in the area. The subject was arrested for violating the terms of his probation.
- Officers responded to Temescal Creek Park for a report of a theft. The suspect took a diaper bag that also had the victim's car keys inside. The victim's vehicle was also stolen along with her bag.

### **Disturbance**

- Officers responded to 40<sup>th</sup> and San Pablo Avenue for a report of two people fighting in a vehicle. Upon the officer's arrival they made contact with the occupant and discovered it was a mother and son were having a disagreement. After police intervention the two left the area together.
- Officers responded to the Emery Bay complex on a report of a suspicious person knocking on doors. The subject was gone on arrival.

## **THURSDAY 05/26/16**

### **Arrest**

- A female was arrested in the 3400 block of Wood Street. The female was in possession of a motorized scooter that was stolen at knife point on 5/14/16, 6400 block of Shellmound Street.
- An officer stopped a vehicle for having the incorrect plate attached to the rear of the vehicle. Officers conducted name checks of the occupants which revealed an outstanding warrant for one of the subjects. The subject was issued a citation with a new court date and time.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to 5701 Christie Ave for the report of male yelling at passing cars. Officers made contact and determined he was in need of an emergency psychiatric evaluation. The male was detained under 5150 Welfare and Institutions Code and transported to John George Psychiatric Pavilion for evaluation.
- Officers were detailed to the police administration building to meet with a woman who may be in need of a psychiatric evaluation. Officers spoke to the woman and determined the woman was not in need of psychiatric help she just wanted information on getting a restraining order.

### **Other**

- Officers were dispatched to the marina for illegal campers. The officers spoke to the campers and admonished them for being in the park during hours the park is closed. The campers left the area.
- An officer tried to make an enforcement stop on a reported stolen vehicle. The driver of the parked vehicle fled the area in the car.
- An officer was dispatched to the marina for a civil matter regarding tenancy issues.

## **FRIDAY 05/27/16**

### **Arrest**

- An Officer stopped a subject riding a bicycle without the proper lighting equipment. Upon contacting the subject the officer observed objective symptoms of intoxication and subsequently arrested the subject for public intoxication.
- Officers observed a vehicle traveling at a high rate of speed and ran through a red light. Officers stopped the vehicle and observed objective signs of intoxication. The subject failed a field sobriety tests and was arrested for driving under the influence of alcohol.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to the 4000 block of San Pablo Ave for the report of a woman littering. Officers contacted the woman and she was able to care for herself and not a danger to others.
- Officers responded to the Powell Street Plaza for the report of a man who slapped another person and was yelling at people in passing cars. Officers contacted and detained the person in front of Starbucks. The male was in need of psychiatric attention. The male was placed on an emergency psychiatric detention for evaluation. About an hour and a half after sending the above violent subject to John George Psychiatric Hospital for an emergency 72 hour psychiatric evaluation the subject was released and came back to the same area where he began harassing and terrorizing people. Officers contacted and arrested the male for probation violations as well as possession of a deadly weapon. The male was transported to Santa Rita Jail.

### **Disturbance**

- Officers responded to Captain Dr. on the report of a loud party. Officers made contact with the responsible subjects who agreed to turn down the music.
- Officers were dispatched to 1700 Powell St. regarding a subject refusing to leave. Officers responded and determined there was a misunderstanding and clarified the issue.

### **Other**

- An Officer responded to Target on the report of a child who was reported missing being at the location. Officers responded, located the child and returned her to the group home she walked away from.
- A woman reported an argument she had with another driver near 40<sup>th</sup> and Adeline. Both drivers continued driving into Oakland and the caller did not want to meet with an EPD officer.

## **SATURDAY 05/28/16**

### **Arrest**

- An officer made a pedestrian stop for a minor traffic infraction in the 1000 block of 47<sup>th</sup> Street. The officer discovered the male was in possession of a controlled substance. The pedestrian was arrested, issued citation and released.

### **Driving Under the Influence**

- Officers were dispatched to a traffic collision at 65<sup>th</sup> St. and Overland Ave. Officers determined the subject was operating a motor vehicle while under the influence of alcohol and placed him under arrest.

### **Disturbance**

- Officers were dispatched to Stanford Park on the report of a fight involving 40 people. Officers responded and determined the fight to be unfounded. It was people celebrating the Warriors winning game 6.

## **SUNDAY 05/29/16**

### **Arrest**

- An officer made a traffic enforcement stop on a known drug user and burglary suspect. The male was issued a citation for drugs and drug paraphernalia possession after consenting to a search of his back pack.

### **Suicidal Subject/ Psychiatric Evaluation**

- Officers responded to a report of a theft of car washing items from the property at 1900 Powell St. The suspect was a female in a dress pushing a shopping cart. Officers contacted the female who had taken a bucket. The bucket was returned to security and the female was evaluated for a mental disorder. The female needed psychiatric professional help and was taken to a hospital to get assistance.

### **Disturbance**

- Officers were dispatched to the 1000 block of 43<sup>rd</sup> Street for a welfare check. Neighbors heard arguing coming from a house and were concerned. Officer made contact and with the wife and spoke to her. The wife told the officers she had an argument with her husband.
- Officers responded to 7-11 for a fight in progress between two women. Officers arrived on scene and saw the two females yelling. Apparently one female cut in front of the line inadvertently which upset the other. Both left in opposite directions and no further police action was needed or requested.
- Officers heard what sounded to be gun shots. Officers searched the area and did not locate anyone or any crime scene.
- Officers were flagged down by an employee at Black and White Liquor regarding an aggressive panhandler outside the business disturbing customers. Officers made contact and mediated the dispute.

## **MONDAY 05/30/16**

### **Missing Person**

- An officer was flagged down in Emery Bay Village by a subject who wished to file a missing person report on his wife.

### **Disturbance**

- Officers responded to Target where store security reported one of their loss prevention agents was threatened by a man who was waiting in the parking lot. Both subjects were contacted and officers learned it was mutual argument between both parties.

## **TUESDAY 05/31/16**

### **Suicidal Subject/ Psychiatric Evaluation**

- An officer was flagged down in the 3500 block of Hollis Street, by a subject who wanted to report someone stealing her internet. After talking with the subject for some time the officer felt the subject needed to be evaluated by medical staff. The subject was transported to John George

### **Other**

- An officer responded to Chevron where an employee reported a driver drove off with the gas nozzle still in his car which tore the pump hose off. The officer was able to contact the driver and determine it was not an intentional act. The driver exchanged information with the business no further police action was required.

**From the desk of Acting Captain Dauer the following are some of the accomplishments of the Professional Service Division.**

**ADMINISTRATIVE SECTION**

- On May 11<sup>th</sup>, Police Department personnel partnered with Alameda County's Safe Routes to Schools Program and Emeryville's Community Services Program to host a Bicycle Safety Rodeo at Anna Yates School.

**TRAINING SECTION**

- In the month of May Departmental personnel completed over 260 hours of training. Notable training included: Uniform Crime Reporting, Warrant Service, a seminar on nutrition (part of the Department's Wellness Program), Defensive Tactics, First Aid and vehicle pursuit guidelines review

**COMMUNITY ASSISTANCE/OUTREACH**

- During the month of May Officers Murch and Rojas handed out stickers to children while at the Hyatt House on a call for service. The children were very appreciative of the stickers and seemed to really enjoy the interaction with the officers.
- An officer was flagged down by a transient whose jacket was inadvertently thrown in a trash dumpster that was locked. The officer made contact with the property manager who provided the combination to the lock and the subject was able to retrieve her jacket.
- An officer met with a resident who was a recent victim of a sexual assault. The officer wanted to check on her welfare and say hi.
- The Emeryville Police Department hosted the Northern California User Group Conference for "**See Click Fix**" an app that allows citizens to report issues in the city quickly and get updates as the problem is fixed. Keynote speakers at the conference included Emeryville's Mayor Dianne Martinez and Oakland's Mayor Libby Schaaf.
- Officers checked in at Head Over Heels Annual Spring Show The show is a fundraiser for the gymnastics school's low income scholarship program, to provide a positive interaction with kids and their parents.
- Officers were dispatched to Amtrak regarding a homeless woman who was stranded with her 12 year old son. Officers made contact and attempted to locate a shelter for the two people but all shelters were either full or not adequately staffed to accept people. Officers made contact with the hotel staff at The Courtyard by Marriott who agreed to provide the woman and her child with a room for the evening. Two days later officers again responded to Amtrak to assist the homeless woman and 12 year old son. The woman had been in contact with social services and was provided a room at hotel in Alameda; however, had no means of transportation. The social

services worker was at the hotel in Alameda and asked the woman to meet her there. An officer gave the woman and her 12 year old son a courtesy ride to Alameda where they met with social services worker. They were most grateful.

- Officer White who is our Homeless Liaison Officer followed up with a chronic homeless man who sleeps on San Pablo Ave. The man has been sent to the hospital several times for alcoholism and a pre-existing medical condition which has left him to get around in a wheel chair. The Officer White was able to work with social services to get him housing for 90 days at a time.
- Officers made contact with a local known transient and provided her with money for a warm meal and some articles of clothing to keep her warm at night.
- Officers responded for an assist regarding an elderly subject worried about his partner who was also elderly and had been gone for almost an hour which was unusual. Officers checked the area and located the subject returning home from the store. The pair was reunited.

**Date: June 22, 2016**

**To: Carolyn Lehr, City Manager**  
**From: Public Works Department**  
**Subject: May 2016 Progress Report**

## **1. Capital Improvements**

**Public Works has attached the Capital Improvement Spreadsheet that outlines the progress of all Capital Projects. Staff will continue to provide a narrative for those projects which necessitate more detail.**

### South Bayfront Bridge

Public Works Staff and the Consultant team met with UPRR representatives at City Hall to discuss the bridge project. UPRR staff has changed since 2010 when the City was last negotiating with them for the approvals needed to construct the bridge. The direction received from UPRR was to submit a Preliminary Engineering Letter to the railroad that explains the project and approves a cost recovery account for which the City promises to reimburse the Railroad for all their time spent on reviewing the project submittals. They also requested that we provide them with the plans and specifications for the bridge so that they can begin review the project. The information requested was provided to the railroad on December 14, 2015. On March 24, 2016, the UPRR sent an email indicating that design meets UPRR structural standards. On April 14, 2016 the City, UPRR and a representative from the CPUC met at the project site to hold a Diagnostic Meeting. This meeting kicks off the process for applying for a CPUC permit. Once the UPRR provides the City with a letter of concurrence for the project, the CPUC will be able to approve a permit for the new crossing.

In addition, City staff raised the question of available excess UPRR property on the east side of the UPRR right-of-way adjacent to the Horton Landing Park. The City has an MOU with the UPRR to sell any excess railroad property in that area to the City. Now that the Sherwin Williams site has been remediated and their spur track is no longer being used, the UPRR has excess property in that area that can be added to the future Horton Landing Park site. The UPRR real estate representative investigated this issue in December and is now interested in having the City submit an application to UPRR to have them start their internal process of moving forward with selling the excess property to the City.

## **2. Environmental Programs**

### **Stormwater Program:**

EP staff attended the following Alameda County Clean Water Program committee meetings: Public Information and Participation Committee, New Development Subcommittee, Trash Committee, Policy, and Management.

EP staff conducted the required annual O&M inspections along with EOA, and oversaw the annual business inspections and follow-up actions.

EP staff worked with PW staff to ensure that the upcoming storm drain assessment project will provide the data necessary for compliance with MRP 2.0.

EP staff worked with Townsend Associates to express Emeryville's opposition to SB 1170, (public contracts: water pollution prevention plans), currently in the State Senate.

### **Sustainability/Climate Action:**

EP staff, in coordination with HR staff, held three public workshops on the draft Climate Action Plan and the Local Hazard Mitigation Plan, and developed and distributed an online survey tool for those who could not attend the meetings.

EP staff held a City Council Study Session on the draft Climate Action Plan, along with a presentation from HR on the draft Local Hazard Mitigation Plan.

EP staff applied for a CivicSpark Fellow for the next program year, which will utilize support funds from East Bay Energy Watch with a small City match.

EP staff completed the annual reporting of 2015 data as required by the U.S. Compact of Mayors.

EP staff coordinated a meeting of the Sustainability Committee, at which upcoming planned and proposed energy programs and the draft Climate Action Plan were discussed.

EP staff met with StopWaste staff to discuss their RFP to help jurisdictions meet the Climate Adaptation planning requirements of the Compact of Mayors.

### **Energy Program:**

EP staff attended the Energy Council meeting and the East Bay Energy Watch Strategic Advisory Committee Meeting.

EP staff attended the Community Choice Energy Steering Committee Meeting as the City's Alternate Representative.

EP staff met with the City Attorney about the PACE program documents that need to be reviewed.

EP staff met with the planning group for the EOC renovation to ensure sustainability is integrated where possible. The SmartLights proposal for Fire Station 35 was shared with the architect for the project.

EP staff met with ABM to kick off their contract for free energy assessments for commercial properties in Emeryville, and met with Community Development staff to plan an effective outreach strategy for ABM.

Sunshares

### **Ped-Bike Program:**

EP staff staffed the May BPAC meeting. Planning Dept. staff also attended. Agenda items included planning project at 5800 Hollis St., Bike to Work Day and bicycle parking at Bay St. and Powell St. Shopping Center.

EP staff participated in an interdepartmental Transportation Coordinating Committee meeting.

EP staff coordinated Bike to Work Day. See details under “Events” section.

EP staff continued to work with MTC, Motivate, and the other participating cities on the planning phases of bike share, and hosted the map of the Phase 1 stations in the lobby for public review.

EP staff attended the interdepartmental grants coordination meeting and corresponded with Townsend on applying for an ATP grant to do the Greenway crossings.

### **Transit/Transportation/Alternative Fuels:**

No activity this month.

### **Waste Reduction:**

- **Plan Checks and Guidance for New Development Management of Waste:**  
EP staff provided technical assistance, plan checks and inspections for 4 new projects.
- **Public Education/Outreach:**

EP staff engaged in public outreach at 2 events this month, listed below under “Events”.

- **StopWaste:**

EP staff attended the monthly TAC meeting at City of Fremont offices.

- **Cal Recycle:**

EP staff completed and submitted the application for City County Funds for recycling education.

- **Franchised Hauler Agreement and Issues:**

EP staff held its monthly Franchise meeting with WMAC staff. Items on this month’s agenda included bringing the City’s Public Education Plan up to date and planning for the year to come.

EP staff assisted 3 WMAC customers with resolving service issues with Waste Management of Alameda County.

- **Residential Sector:**

EP staff provided kitchen pails (3<sup>rd</sup> round to Watergate HOA);

Additionally, EP staff coordinated with or provided kitchen pails and public education materials to a Stopwaste-funded consultant for 3 multi-family properties for outreach regarding organics (foodwaste) services.

- **Commercial Sector:**

EP provided liaison assistance with WMAC services for 3 customers, as noted above under “Franchise Hauler” section.

- **Construction and Demolition:**

EP staff approved 8 pre-construction and 7 post-construction Waste Management Plans completed in compliance with the City’s Construction and Demolition Waste ordinance.

- **City Facilities and other Departments:**

EP staff coordinated with Community Services and Planning Dept. Staff to conduct activities related to Bike to Work Day.

- **Public City Litter Cans:**

EP staff presented plans to the City’s Public Works Committee for the implementation of an upgrade to the City’s public litter containers, City-wide.

EP and PW staff met with City resident in the Marina to hear feedback about quantity and placement of City litter containers there.

**Green Business Certification Inspections:**

No activity this month. Alameda County Green Business Program Manager retired and was replaced.

**Water Policy and Green Streets:**

No activity this month.

**Hazardous Materials:**

No activity this month.

**Site Closures:**

No activity this month.

**Code Enforcement:**

No activity this month

**Sign Permitting (Public Right of Way):**

No activity this month.

**Events:**

EP staff staffed an Earth Day event at Grifols, conducting outreach for about 125 people.

EP staff coordinated 5 Energizer Stations for Bike to Work Day on May 12<sup>th</sup>. For the fourth year, with Pedal Express Messenger Service help, the City's Bike to Work Day event was conducted car-free, all by bicycle. All told, 835 cyclists were counted City-wide. Local companies participating or making contributions at or for those energizer stations included Arizmendi, Clif Bar, Pixar, Missing Link Bicycle Cooperative, Pedal Express, Bay Street and Trader Joe's; while others provided support by allowing us to stage at their business, namely Black and White Liquor and Four Points Sheraton. Staff from Community Services, Economic Development and Planning staffed stations along with Environmental Programs staff. A Community Ride included Managers of Public Works and Planning, and other staff.

**Website:**

EP staff continues to add updates on existing pages as needed.

**Professional Trainings, Meetings, Workshops:**

No activity this month.

### 3. **Operations and Facilities Highlights:**

- **Capital Improvement Project Support:** The Senior Center project continues and is on target to be completed in early June.
- **Bridge Completion:** Public Works completed the construction of a small bridge on the south side of Powell Street across from Watergate that safely carries pedestrian and ADA traffic over the stormwater pump discharge hose
- General maintenance and service request duties were also performed during the month.

## Public Works Department, Capital Improvement Program Project Tracking, June 3, 2016

Staff	CIP Project No.	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
		<i>Community Facilities</i>								
MK	3	Emeryville Center of Community Life (ECCL)	Staff is attending weekly project coordination meetings led by the School District	na	na	na	na	na		na
MK	5	South Bayfront Bridge and Horton Landing Park	UPRR is reviewing design. Bay Street is reviewing easement requirements.	A 20 Oct 15					T Summer 2017	
MK	12	Civic Center Garden Level Conf Rm and Permit Counter Upgrade	Plans are ready for issuing building permit.					T, Spring 2017		
	13	Civic Center HVAC	Staff made isolated repairs to leaking pipes. Working with PG&E to get energy efficiency recommendations.							
RC	14	Civic Center Fire Sprinkler System Repair	currently working on an investigation of what is causing the corrosion of the pipes.							
MK	15	Corporation Yard Improvements	DTSC has committed to completing CEQA compliance for environmental work by October 17.			T June 16	T 6 Sep 16	T, 18 Oct 16	T Nov 16	T Feb 18
	16	Davenport Mini Park Rehabilitation	Waiting for drought to be over before working on this project.							
MK	19	Senior Center Rehabilitation	Completion target is 7 June 2016	A, Dec 11		A 3 March 15	T 22 April 15	A 2 June 15	A 14 July 15	T 19 July 2016
	20	Shorebird Park Boardwalk Rehabilitation	Requested a proposal from a contractor to repair fire damage and to wrap wood piles with plastic							
	21 and 8	Stanford Avenue Park Rehabilitation and 61st Street Mini Park								
	22	Halleck Beach Dog Park	a draft conceptual plan and cost estimate is complete. Now Waiting for next CIP Update for City Council to prioritize funding for projects					A 19 Jan 16	A April 16	T August 2016
	23	Underground Tank Closures	Tanks Site at the Marina is now closed. Now working to close site at FS 35 and at old Fire Station site on San Pablo.		n/a	n/a	n/a	n/a	n/a	n/a

CIP Project No.	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
MK 27	Hollis Street Fire Station and EOC (Station 35)	Architect is working on detailed plans for the improvements	A 17 Nov 15					T March 17	
MK 28	Point Emery Shoreline Protection	Working to get a proposal from a Consultant to prepare Regulatory Permit applications							
MK 29	Temescal Creek Park Adeline Street Connection	Concept plans are complete and were presented to the Park and Rec Committee in January 2015							
<i>Marina</i>									
40	Marina Park Improvements	The interior of the public restroom was repainted.							
<i>Pedestrian Bicycle</i>									
MK 41	Sidewalk Improvement Program	Performing project closeout	na		A 17 March 15	A 8 April 15	T 5 May 15	T 6 July 15	T 7 June 16
MR/AE 43	Emeryville Greenway - Stanford to Powell (Peladeau Park)	Received a 90% design plan set for review							
MK 44	Horton Street Experimental Traffic Calming Measures	Speed indicator signs installed in December 2015. Design consultant now working on improvement plans for trial measures	A Oct 2015		T Summer 16		T Fall 16		
MR/AE 45	Safe Route to Schools - 43,45,47th St - SR2S Grant								
47	Bicycle and Pedestrian Plan Implementation	This project will commence once the City Council has approved a specific use for the project funds.							
51	Video Detection Traffic Signal Enhancement	New V.D's being installed by EBMUD as part of reclaimed water main project							
<i>Sewer</i>									
MR 61	Sanitary Sewer Rehabilitation Program				A 5 April 16	A 5 May 16	T 7 June 16	T 7 July 16	

CIP Project No.	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
<i>Streetscape System</i>									
62	40th Street Bridge-Paint Railing	contractor completed repair of the damaged railing.							
IT 64	City Wide Trash Receptacle Replacement	Completed GIS Inventory and have worked with a metal fabricator to design new custom lids for concrete receptacles			T 19 July 16				
MK 65	Lumec Streetlight Pole Painting and LED Retrofit	Staff working on bid documents and with Lumec vendor to purchase LED fixtures.			T 19 July 16			T summer 16	
66	Storm Drain Cleaning and System Repair Program	This project will proceed after storm drain inventory and CCTV inspection is completed							
67	Storm Drain Inventory and CCTV Inspection	Working to hire consultant to complete GIS Inventory for Storm Drain System.							
NH 68	Street Tree Program	GIS Street Tree Inventory is complete. Also, select tree trimming is underway as needed.							
MK 69	Survey Monument and Benchmark Preservation Program	Replaced the monuments on Park Ave at Haven, Watts and Harlan Streets, The next monument to be replaced is at Doyle and 55th and at Vallejo and							
<i>Transportation</i>									
72	Traffic Signal LED Relamping	On hold until staffing is available							
MR 74	Annual Street Rehabilitation/Preventive Maintenance Program FY 16/17								
75	Powell Street Bridge Seal Coat and Joint Seal Replacement	Requested proposal from design consultant						T Fall 16	
76	Temescal Creek Bridge Seal Coat							T Fall 16	

## Public Works Department, Completed Capital Improvement Program Projects, June 2016

Date	Staff	CIIP Project No.	Project Name	Total Expenditure	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction	Construction	City Council to Accept Project as Complete
17-Feb-15	MR	25	Big Daddy's Community Garden Rehabilitation	\$ 120,000							
9-Oct-15	MR	61	Sanitary Sewer Rehabilitation Program	\$ 1,802,188	A, 5 Nov 13		A 16Sept 14	T 9 Oct 14	A, 18 Nov 14	A Jan 15	A 21 July 15
9-Oct-15	MK/DS	18	Peninsula Fire Station Rehab (Station 34)	\$ 1,656,070	A, March 2013		A, 1 July 14	T, 22 Oct 14	A, 2 Dec 14	A 12 Jan 15	A 15 Sept 15
9-Oct-15	MR	46	Safe Route to Transit - Star Intersection & 40th St - SRTT Grant	\$ 560,742	A, 2 Oct 12		A, 1 April 14	A, 20 May 14	A, 17 June 14	A 6 Oct 2014	A 21 July 15
3-Jun-16	MK/MR	4	Joseph Emery Park Skate Spot	\$ 810,760	A, 2 OCT 12	A, SEPT 14	A, 18 Nov 14	A, 14 Jan 15	A, 3 March 15	A 6 April 15	T, April 15
	KN	41	Sidewalk Improvement Program	\$ 572,000	na		A 17 March 15	A 8 April 15	T 5 May 15	T 6 July 15	T 5 April 16
3-Jun-16	MR	42	Christie Avenue Bay Trail - VRF Grant	\$ 850,000	A, 21 Jan 14		A, 16 Dec 14	A 10 March 15	A, 21 April 15	A, May 15	T 5 April 16
	MR	74	Annual Street Rehabilitation/Preventive Maintenance Program	\$ 990,000	na		A 19 May 15	A 25 June 15	A 21 July 15	T 14 Sept 15	T 7 June 16
	DS	40	Marina Park Improvements, Restroom Painting and Floors	\$ 40,000							
	MR	36	3706 San Pablo Site Remediation	\$ 440,000	na						
	MK/DS	19	Senior Center Rehabilitation	\$ 2,600,000	A, Dec 11		A 3 March 15	T 22 April 15	A 2 June 15	A 14 July 15	T May 2016
	MK	29	Temescal Creek Park Adeline Street Connection, concept plans	\$ 18,000							

\$ 10,459,760