



## CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** May 1, 2017

**TO:** Carolyn Lehr, City Manager

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

**SUBJECT:** **PROGRESS REPORT – APRIL 2017**

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### HIGHLIGHTS OF THE MONTH

The City Council passed two ordinances to regulate cannabis businesses, one amending the Planning Regulations to create the Cannabis Sales and Cannabis Manufacturing use classifications, and one amending Title 5 of the Municipal Code to create an Operator's Permit.

The Council also approved a Request for Qualifications/Proposals for an affordable senior housing project on the former Recreation Center site at 43<sup>rd</sup> Street and San Pablo Avenue, a Façade Improvement Grant Program, and a contract with Mills College for Fair Workweek outreach and education.

The Planning Commission held second study sessions on the Final Development Plans for the proposed buildings and parks and open space of the Sherwin Williams Planned Unit Development.

A Minor Conditional Use Permit and Design Review permit was approved for reuse of the Atrium Building at 1650 65<sup>th</sup> Street for light manufacturing by Zymergen, a local biotechnology company.

The building permit for the 3706 San Pablo Avenue affordable housing project was approved and is ready-to-issue upon payment of fees.

Final certificates of occupancy were issued for the three Parc on Powell residential/retail buildings at Powell and Hollis Streets, and a final inspection was approved for the adjacent Papermill Park.

The Emeryville Greenway has been selected for a Merit Award from the American Planning Association California Chapter Northern Section, which will be presented on June 2.

Staff was notified by the California Arts Council that Emeryville has been selected as a semi-finalist for designation as a California Cultural District. A site visit is scheduled for May 15.

The Alameda County Transportation Commission has awarded Emeryville \$4.18 million for transportation projects over the next two years.

In April, staff attended a Bay Area Planning Directors Association meeting, a Biocom open house, a California Association for Local Economic Development training session, and TransForm's Transportation Equity Summit in Sacramento.

## MEETINGS AND CONTACTS

Below are listed substantive meetings and other contacts that staff has had during the month of April with individuals and organizations from outside the City of Emeryville. (To jump to the full write-up, click on the title of any item below; to return, press Alt + ←)

**Foundry 31.** On April 5, staff met with the owners of the “Foundry 31” building at 3100 San Pablo Avenue in Berkeley, Oakland, and Emeryville, concerning traffic circulation issues and specifically the City’s desire for a new signal at 67<sup>th</sup> and Hollis Streets.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.** On April 12, staff coordinated the quarterly meeting with Wareham, Caltrans, and Amtrak to meet State Transportation Improvement Program (STIP) funding requirements for the project. On April 20, staff met with Wareham to discuss parking controls in the project’s public garage.

**Novartis Planned Unit Development.** On April 24, staff met with representatives of Novartis to discuss their plans for future development under their portion of the Chiron Planned Unit Development.

**Gateway Site.** On April 26, staff met with representatives of Carmel Partners concerning their interest in a mixed-use development on the “Gateway” site near the corner of Powell Street and Christie Avenue.

**Emeryville Transportation Management Association (ETMA).** Staff attended the ETMA Board meeting on April 30.

**Keck Graduate Institute.** Staff provided officials from Keck Graduate Institute (KGI), of Claremont, California, with a tour of Emeryville’s bioscience companies and community assets.

**Pixar Animation Studios Community Involvement.** Staff met with the Pixar Events Coordinator to discuss general involvement in the community and upcoming projects such as implementation of the Public Art Master Plan and the California Cultural District Program.

**Biocom Open House.** Staff attended an “open house” meet-and-greet with principals of Biocom. Biocom, based in San Diego, is the largest life-science industry association in the world.

**Building Division Pre-Submittal and Construction Meetings.** During the month of April, the Building Division held numerous pre-submittal meetings with building permit applicants, as listed below in the Building Division section.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### April 4

***Cannabis Regulations.*** The City Council passed the second reading of two ordinances to regulate cannabis businesses in Emeryville. These include amendments to the Planning Regulations that create two new use classifications, Cannabis Sales and Cannabis Manufacturing, and include locational criteria and permitting procedures for each; and amendments to Title 5 of the Municipal Code to create an Operators' Permit. The Planning Regulations ordinance will take effect on May 4, and the Operators' Permit ordinance will take effect on September 1.

#### April 18

***Development Impact Fees.*** The Council approved the annual increase in development impact fees, based on the Engineering News Record Construction Cost Index for San Francisco. This includes the Parks and Recreation Facility Impact Fee, the Transportation Facility Impact Fee, and the Affordable Housing Impact Fee. This year's increase was 0.44% and will take effect on July 1.

***Housing Committee Appointment.*** The City Council appointed Marchelle Huggins to fill a vacant position on the Housing Committee for a term ending on June 30, 2018.

***4300 San Pablo Avenue.*** The Council reviewed and approved the release of a Request for Qualifications/Proposals for development of an affordable senior housing project on the former site of the temporary Recreation Center at the corner of 43<sup>rd</sup> Street and San Pablo Avenue.

***Fair Workweek Implementation.*** Staff provided the Council with an update on implementation of the Fair Workweek Ordinance, including an overview of the procurement process used to solicit proposals from consultant firms to assist with implementation. As part of the update, staff outlined how the implementation support scope of work was divided into three components: (1) a legal support contract for drafting of regulations, (2) an outreach and education contract and (3) an enforcement and administration contract. Staff recommended approval of a contract for outreach and education with Mills College. The Council continued the item to the special meeting scheduled for April 27, and established an ad-hoc subcommittee consisting of Council Members Martinez and Medina to meet with Mills College to discuss the specifics of the outreach contract (see item below).

***Façade Improvement Grant Program.*** The Council was to have considered a Façade Improvement Grant Program but decided to continue it to their May 16 meeting, following the planned joint study session with the Planning Commission on small businesses, which will provide an opportunity to hear relevant feedback from the community.

***Lead Safety.*** The Council passed the first reading of an ordinance adding lead safety provisions to the Building Regulations to reinforce existing Federal law.

***City Council Liaisons to Committees.*** The Council amended their Rules of Procedures to reinstate City Council liaison positions to advisory committees and then appointed Council

Members as liaisons. For the committees that are staffed by the Community Development Department, Council Member Martinez was appointed liaison to the Economic Development Advisory Committee, and Mayor Donahue was appointed liaison to the Public Art Committee.

## April 27

**Fair Workweek Implementation.** At a special meeting, the Council approved a contract with Mills College for Fair Workweek outreach and education. They continued a discussion about a last-minute proposal that was submitted by the Center for Popular Democracy and the Alliance of Californians for Community Empowerment to a future Council meeting.

## PLANNING COMMISSION

The Planning Commission considered the following items at its April 27 meeting:

**Sherwin Williams – Architectural Final Development Plan.** The Commission held a second study session to solicit comments on the Final Development Plan (FDP) design concept for buildings in the Sherwin Williams Planned Unit Development site. The Preliminary Development Plan (PDP) for the project was approved by the City Council on November 1, 2016. Three members of the community spoke and supported a letter submitted by Park Avenue Residents’ Committee (PARC) that encouraged the developer to make ground level facilities be retail or be accessible to the general public in all buildings that have public facing elevations. The Commissioners agreed on the need to activate the ground level, with 8,000 square feet of retail being ideal for the complex. It was also suggested to consider making the co-working space and resident café open to the public. A strong encouragement was given to make the treatment of the art gallery space “memorable”. Commissioners agreed that Building C needed additional work and articulation. A need to provide green elements and sustainable features in the project was also suggested. The applicant was asked to provide a materials board for future consideration.

**Sherwin Williams – Public Park and Open Space Final Development Plan.** The Commission held a second study session to solicit comments on the Final Development Plan (FDP) conceptual design programming of the public park and other public open spaces within the Sherwin Williams Planned Unit Development site. The Preliminary Development Plan (PDP) for the project was approved by the City Council on November 1, 2016. One citizen commented that the plans looked good so far and encouraged that the half basketball court be retained and that the rooftop facilities in Building B-2 be open to the public. The Commission was generally satisfied with the basic concept and stated that they were looking forward to seeing details regarding materials, play structures, benches, rest room and other design features. There was some discussion on the curved nature of the bicycle-pedestrian path connecting Horton Street and Hubbard Street Extension and whether the curvature would deter pedestrians who would prefer to see a clear path of travel. It was suggested that the path presented an opportunity for a visual terminus as it connected at the new park. A similar opportunity for some kind of visual terminus at the end of 46<sup>th</sup> Street was also identified. It was noted that the bike share station should be located near the rest room and that locations of bicycle parking should be in open and clearly visible areas. The Commission cautioned against too many murals while acknowledging that walls on Building A and Building B-2 near the plaza area provided good opportunities for art work. A blanket of lights in the plaza was also suggested as it could be

turned on and off and would provide a festive atmosphere in the space. A list of plants and the type of fauna each would attract was also requested.

**6701 Shellmound Residential Project (“Nady Site”) Extension Request.** Consideration of a request for a two-year extension of a Conditional Use Permit and Design Review for a 186-unit residential development on a 2.27 acre site located at 6701 Shellmound Street was continued to a future meeting. The project was originally approved by the Planning Commission on March 24, 2016, and includes a Tree Removal Permit for removal of two street trees. The extension request was first scheduled for consideration at the March 23, 2017 meeting, and was rescheduled to the April 27 meeting at the request of the applicant. Just prior to the March 23 meeting, it was learned that Anton has terminated their Purchase and Sale Agreement, and the “applicant” is now the property owner, John Nady. Commissioners noted that the site is in bad condition with trash, weeds, and graffiti, and that it needs to be cleaned up before the Commission considers the extension request. The property owner has now been advised that the extension request will not be listed on a future agenda until the site has been cleaned up.

**Public Market Directional Signage.** The Commission unanimously approved fifteen directional signs throughout the Marketplace PUD. The signs include project identity signs, and directional signs to help visitors locate auto parking areas, bicycle parking areas, stores, and pedestrian connections between Amtrak and Christie Avenue. The Commission added a condition of approval for one sign to include an arrow pointing in the direction of an auto parking entrance.

## **PUBLIC ART COMMITTEE**

The PAC did not meet in April. Subcommittee members meet to develop a draft mural program. A new subcommittee will convene in May for the development of a call for public art at the Marina. The next meeting of the PAC is scheduled for May 11.

## **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

The EDAC did not meet in April. The ad-hoc subcommittee on the Economic Development Strategic Plan Update met on April 18 to discuss next steps in updating the Plan. The item is scheduled to be discussed at the EDAC’s next regular meeting on May 17.

## **DEVELOPMENT COORDINATING COMMITTEE**

The DCC met on April 12 with representatives from the Planning, Building, and Economic Development and Housing divisions of the Community Development Department; the Public Works and Police departments; and the City Attorney’s Office discussing the following projects:

**Sherwin Williams Final Development Plan – Buildings.** The Committee reviewed plans submitted for a second Planning Commission study session. There was a concern about the location of the retail, café, “co-working space” and the art gallery regarding visibility to attract customers. Economic Development and Housing staff suggested that the applicant meet with them to better understand the rationale of the proposed location of different uses. It was suggested that residential amenity space fronting the public park in Building C would make a good space for a child care facility. It was pointed out that a “utility area” in Building C fronted the Greenway and needed to be relocated. There was also a concern regarding the location of

trash areas and how the garbage pick-up would function along with loading areas. It was suggested that the proposed brick colored cement plaster adjacent to brick veneer on Building B1 be replacement with actual brick veneer. The Committee felt that generally the proposed design and materials for the four buildings provided a variation in styles with greater attention needed for facades facing the railroad. The proposed design was seen as a good start, and with further development needed to comply with various Park Avenue District Plan policies and Design Review Guidelines. Staff also noted that the application submittal will need to provide additional information to demonstrate compliance with the City's stormwater and Water Efficient Landscaping requirements and various standards for courts, setbacks, water use, recycling, and lighting as well as the Family Friendly Design Guidelines.

One of the major conceptual programs of the recently-adopted Public Art Master Plan in which the Sherwin Williams project can participate is the Greenway Artwalk project. The Plan recognizes many opportunities for murals on buildings fronting the Greenway. The vision is a series of murals, crosswalk treatments, and artistic infrastructure that could transform the Greenway into an art-focused destination. The applicant has a unique opportunity to use the project's public art requirements to implement projects identified in the Public Art Master Plan. In addition, the Plan calls for temporary art during construction and staff believes that, given the size of the project and the time needed to build out the site, the applicant should provide some kind of interesting construction fencing for the duration of work. Should artworks attached to fencing be appropriate for relocation and retention after construction, relocation to the fencing between the Greenway and the railroad may be an appropriate component of the Greenway Artwalk project.

***Emery Cove Yacht Harbor Dock Replacement.*** The Committee reviewed plans to replace all existing docks, the wave attenuation structure, and gangways. The Committee raised questions about the relocation or disposal of the existing docks and potential impacts to the pedestrian path and parking areas during construction.

***Los Moles Sidewalk Café, 1320 65<sup>th</sup> Street.*** The Committee reviewed plans for a sidewalk café on 65<sup>th</sup> Street near the corner of Hollis Street. The dimensions of the project were found to be inaccurate and revisions are required to address accessibility issues.

***Bike Share Stations Phases II and III.*** The Committee reviewed plans for seven proposed bike share stations throughout the city. The Committee recommended relocating the proposed 45<sup>th</sup> Street station east of San Pablo to 47<sup>th</sup> Street to reduce parking impacts and bring the station closer to ECCL. The Committee noted that the existing Zip Car location on 53<sup>rd</sup> Street east of Hollis would need to be relocated nearby to facilitate one of the bike share stations. The station at 65<sup>th</sup> and Hollis Streets will need to be revised to address concerns about vehicular turn movements, and the station at Christie Avenue and Shellmound Street will need to be revised to address concerns about landscaping and impacts to tree roots.

***Public Market Directional Signage.*** The Committee reviewed proposed directional and wayfinding signage at the Public Market for the third time. The Committee was satisfied with the proposal and found that all previous concerns regarding sightlines and sign visibility, lack of bicycle parking signage, and the need for more plan details, to have been addressed.

**New Seasons Market Signs.** The Committee reviewed proposed signs for the New Seasons market at the Public Market. Comments included the need for more details on the design of the signs and the need for nighttime renderings for all illuminated signs.

**Electric Vehicle (EV) Charging Station Siting.** Public Works Environmental Program staff led a discussion about the locations of existing EV charging stations and policies and regulations for the siting of future stations.

## PLANNING DIVISION

### CURRENT PLANNING PROJECTS

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

#### **Marketplace Redevelopment Project.**

- **Public Market Directional Signs.** The Planning Commission held a study session on January 26 to review proposed directional signs for the Public Market site. As noted above, the proposal was approved at the April 27 Planning Commission meeting.
- **New Seasons Market Signs, 6201 Shellmound Street.** A Major Sign Permit for new building identity signage was submitted on April 5. A Planning Commission public hearing is scheduled for May 25.
- **Avalon Residential Signs, 6301 Shellmound Street.** A Major Sign Permit application for new building identity signage for the 223-unit apartment on Marketplace Parcel D was submitted on March 28. A Planning Commission public hearing is tentatively scheduled for June 22.

#### **Sherwin Williams Mixed Use Project.**

- **Subdivision.** Staff met internally on April 6 to discuss the draft conditions of approval; a meeting with the applicant team is scheduled for May 1. The subdivision is scheduled for Planning Commission consideration on May 25.
- **Final Development Plan – Buildings.** As noted above, the FDP for the proposed new buildings was discussed by the Development Coordinating Committee on April 12, and the Planning Commission held a study session on April 27.
- **Final Development Plan – Public Park and Open Space.** A second community workshop on the FDP for the proposed parks and open space was held at the Emeryville Center of Community Life on April 6, and, as noted above, the Planning Commission held a study session on April 27.

**Stanford Health Center, 5800 Hollis.** As previously reported, on March 16 the Transportation Committee reviewed Stanford’s proposal for curbside valet parking, which involves modifications to the public right-of-way, including signage. Staff has been waiting for a response from Stanford on the most recent version of the license agreement that is required

for the proposal, which has not been forthcoming. At this point, the project appears to be in abeyance by Stanford.

***Doyle Street Mews, 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, 2016. 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 study sessions on April 28, 2016 and August 25, 2016, and by the City Council at a study session on November 1, 2016.

***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, 2016. 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 was held on January 26, where the applicant was given direction to reduce the size of the project. The applicant held a community meeting on April 5 at ECCL, where they asked for community feedback on revised plans containing three units. The community members present were generally supportive of the proposed redesign, finding the number of units, bulk of the building, and building materials and design to better suit the neighborhood.

***Mobilitie Cellular Facilities on Emery Street and 64<sup>th</sup> Street.*** Applications were submitted on February 15 for cellular facilities on existing street light poles on Emery Street between 40<sup>th</sup> Street and Park Avenue, and on 64<sup>th</sup> Street between Lacoste Street and Christie Avenue. Letters of incomplete were sent on March 13. The projects are tentatively scheduled for consideration at the June 22 Planning Commission meeting.

***Mobilitie Cellular Facility on Powell Street.*** An application was received on August 8, 2016 for a cellular facility on Powell Street that would consist of new antennas on an existing City street light between Christie Avenue and I-80; it was scheduled for consideration at the Planning Commission's December 8 meeting, but was continued to a future date because the application was incomplete. It is now tentatively scheduled for consideration at the June 22 meeting.

***Foundry 31.*** On April 5, staff met with the owners of the "Foundry 31" building (formerly called the "Marchant Building"), which straddles the boundaries of Berkeley, Oakland, and Emeryville at 3100 San Pablo Avenue. The discussion focused on traffic circulation issues resulting from a proposed new medical use in the building. Staff would like the project to fund a new signal at 67<sup>th</sup> and Hollis Streets, although at this point it does not appear to be fully warranted. Mechanisms for the project to contribute to a future signal were discussed.

***Novartis Planned Unit Development.*** On April 24, staff met with representatives of Novartis to discuss their plans for future development under their portion of the Chiron Planned Unit Development. (The other portion of the Chiron PUD is now owned by Grifols.) At this point, it appears that Novartis's needs can be satisfied by their existing buildings, which are not fully occupied.



**Gateway Site.** On April 26, staff met with representatives of Carmel Partners, who are interested in pursuing a mixed-use development on the “Gateway” site near the corner of Powell Street and Christie Avenue, which is now owned by Harvest Properties. Applicable regulations and policies were reviewed, and the development process was outlined.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Conditional Use Permits and Design Review

**Emery Cove Dock Replacement, 3300 Powell Street.** A Minor Conditional Use Permit and Design Review application to replace existing docks, wave attenuator, and gangways was submitted on March 31 (pending).

**Zymergen Reuse.** On February 9, staff met with Gerding Edlin, the new owners of the “Atrium” building at 1650 65<sup>th</sup> Street, and representatives of Zymergen, a growing local biotech company. Reuse of the entire building by Zymergen for light manufacturing was discussed, and information on the entitlement process was provided. Zymergen submitted an application for a Minor Conditional Use Permit and Design Review on March 10. A site visit was conducted on March 31. The project was approved administratively on April 26.

**In-N-Out Burgers, 5701 Christie Avenue.** A Minor Conditional Use Permit and Design Review application to add 54 square feet of building area and for exterior changes and a revised site plan for a new In-N-Out Burgers at an existing Burger King restaurant was submitted on September 20, 2016 (pending).

### Design Review

**Bank of America Lighting Retrofit, 4120 San Pablo Avenue.** A Minor Design Review application to retrofit the existing lighting on the building and in the parking lot was submitted on March 15 (pending).

**KFC Façade Revision, 4501 San Pablo Avenue.** A Minor Design Review application to modify the existing façade of a fast-food restaurant was submitted on October 11, 2016 (pending).

**Bridgescourt 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, 2016 (pending).

### Signs

**H&M Signs, 5618 and 5630 Bay Street.** A Minor Sign Permit application for new signs under the Bay Street Master Sign Program was submitted on April 17 (pending).

### Sidewalk Cafes/Parklets/Bicycle Corrals

**Doyle Street Parklet, 5515 Doyle Street.** A Sidewalk Café Permit application for a parklet in front of the Doyle Street Café was submitted on May 27, 2016 (pending).

**Bike Share Stations.** Seven Sidewalk Café Permit applications for on-street bike share stations were submitted on March 29. Locations include 45<sup>th</sup> Street at San Pablo Avenue, 53<sup>rd</sup> Street at

Hollis Street, 59<sup>th</sup> Street at Horton Street, Stanford Avenue at Hollis Street, Doyle Street at 59<sup>th</sup> Street, 65<sup>th</sup> Street at Hollis Street, and Christie Avenue at Shellmound Street (pending).

**Los Moles, 1320 65<sup>th</sup> Street.** A Sidewalk Café Permit application for a sidewalk café was submitted on April 4 (pending).

## ADVANCED PLANNING PROJECTS

**Cannabis Regulations.** As noted above, two ordinances amending the Planning Regulations concerning the sale, distribution, and production of medical and recreational cannabis, and amending Chapter 28 of Title 5 of the Emeryville Municipal Code concerning Operators' Permits for cannabis-related businesses, were passed on second reading by the City Council on April 4. The Planning Regulations ordinance will take effect on May 4, and the Operators' Permit ordinance will take effect on September 1.

**Short-term Rental Ordinance.** The City Council unanimously adopted the Short-term Rental Ordinance on March 21, and it took effect on April 20. The ordinance restricts and regulates rental of all or part of a dwelling for 30 days or less. Airbnb expressed an interest in working out an agreement to collect Transient Occupancy Tax. Staff referred the inquiry to the Finance Department, reminding Finance staff that short-term rentals are only allowed in the 420 single-unit detached dwellings in Emeryville, and whole-house rentals are limited to 90 days per year. Staff developed a one-sheet summary for distribution at the Emeryville Community Expo day on April 22, a permit application form, and a poster with a noise ordinance summary and a place for an exit diagram for posting in rental units.

**Accessory Dwelling Unit Ordinance.** This proposed ordinance was recommended for approval by the Planning Commission on March 23, and is scheduled for City Council consideration on May 2.

**Pedestrian and Bicycle Plan Focused Update.** After approval by the Bicycle/Pedestrian Advisory Committee and the Planning Commission on March 6 and March 23, respectively, staff prepared for a City Council hearing on May 2.

**40<sup>th</sup>/San Pablo Transit Hub.** Staff has been preparing to hire a team to develop a concept plan to improve conditions for transit passengers and cyclists at the 40<sup>th</sup>/San Pablo Transit Hub and on adjacent parts of 40<sup>th</sup> Street. Staff refined the Request for Proposals using models from Economic Development and Housing. A Public Works engineer was assigned to the project.

**AC Transit Transbay Tomorrow Technical Advisory Committee.** Staff is participating in the Technical Advisory Committee for the AC Transit "Transbay Tomorrow" study. The study will examine ways to reconfigure service, plan for future service expansions, recommend capital improvements such as lanes and signals, and recommend a new fare policy. Staff publicized and attended a community meeting at the South Berkeley Library on April 22, and publicized a Transbay passenger survey at <https://www.surveymonkey.com/r/VDV3MHX> and another community meeting on April 29 at AC Transit. The project webpage can be seen at <http://www.actransit.org/transbaytomorrow/>.

**AC Transit Multimodal Corridor Technical Advisory Committee.** AC Transit is developing design guidelines for cities that are introducing or retrofitting bike lanes on bus routes.

**Greenway Award Nomination.** Staff previously supported a Berkeley staff member in preparing an application for an award from the American Planning Association California Chapter Northern Section for the Emeryville Greenway. We have now been advised that the jury has selected the Greenway for a merit award, which staff will receive at an awards dinner on June 2.

**Emeryville Transportation Management Association (ETMA).** Staff attended the ETMA Board meeting on April 30. The ETMA manages the Emery Go-Round shuttle to BART. The Director's Report included real time display status, efforts to obtain lighting and a shuttle stop under the freeway at the BART station, three new buses, and plans to meet with Oakland regarding a bus yard along Mandela Parkway under the MacArthur Maze. A committee was formed to research bus yard options. The Board approved designating unrestricted net assets for a reserve and bus yard. The next meeting will be on May 18 at 9 am at the Bay Street Center meeting room. Staff also met with Council Member Bauters regarding funding sources for the Emery Go-Round.

## BUILDING DIVISION

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

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

<b>Permits Issued:</b>	63
<b>Total Valuation:</b>	About \$2.3 million
<b>Fees Collected:</b>	About \$149,000
<b>Inspections:</b>	340
- Major projects:	75 (22%)
- Other:	265 (78%)

#### **Fast Track Plan Check:**

- Same day:	13 applications
- Within 2 weeks:	18 applications
- Expedited requests:	0 (plan review comments or permit approval within 3-5 days)

#### **Public Contacts and Inquiries:**

- Counter contacts:	211
- Telephone inquiries:	75

### 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. (Final CO granted on April 21 for Buildings A, B, and C, including final Building Division signoff for Papermill Park.)
- **Hyatt Place Hotel** – 175-room hotel at 5700 Bay Street. (TCO issued November 10.)
- **Doyle Street Lofts** – 5532 Doyle Street; demolition and replacement of two residential units.

- **LePort Schools** – 1450 and 1452 63<sup>rd</sup> Street; private pre-K through 1<sup>st</sup> grade school. (TCO issued on March 11; final signoff granted on September 1; reroof permit issued April 26; CO pending.)
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail. Six-alarm fire on July 6, 2016 destroyed residential wood frame superstructure; developer is rebuilding. The Building Division approved plans for repairs of the garage structure and podium on September 27. Construction of residential superstructure continuing under original permit issued on January 22, 2016. Commercial renovation includes a proposed occupied roof that is currently under plan review.)
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses. Third floors were added without benefit of permits to Units 3 and 4. Applicant was directed to remove the third floor of Unit 3 and legalize the third floor of Unit 4 before occupancy can be issued for any units in this project. Revised plans for work without permits were submitted in December 2015. First review comments sent on January 7, 2016; second review comments sent on June 6, 2016; third review comments sent on November 11, 2016; Building Division met with Engineer on January 31, 2017 to discuss fourth review comments; plans are still incomplete. Fire Department approved plans on February 3, 2017; other department approvals pending.
- **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.) Building permit for repairs to fire-damaged windows and siding issued October 27, 2016; building permit for reroofing issued November 22, 2016.
- **Papermill Park** – 1330 Stanford Avenue; new park and parking lot. (Final inspection approved April 21.)
- **Marketplace Parcel C** – 6201 Shellmound Street; 30,000 square foot New Seasons grocery store and parking structure; foundation and superstructure permits issued; permit for tenant improvements issued March 13, 2017.
- **Marketplace Parcel D** – 6301 Shellmound Street; 223-unit apartment building. Building permit issued February 3, 2017.
- **EmeryStation West @ Emeryville Transit Center** – 5959 Horton Street; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise; displacement drilled piles permit issued on August 18, 2016. Building permit issued on November 4, 2016.
- **Heritage Square Garage** – 6121 Hollis Street; demolish existing parking lot, grading and excavation. Building permit issued on September 16, 2016.

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

- **Bridgework Apartments** – 1221-1231 and 1321-1331 40<sup>th</sup> Street. All remedial construction received final inspection approval on April 6.

### 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. Building permit approved on April 20, 2017 and ready to issue pending payment of permit fees.

- **Marketplace, Shellmound Site (Parcel A)** – 5900 Shellmound Street; 167 residential units, 14,000 square feet of retail space.
- **Marketplace Parcel B (Garage Building)** – 5950-6000 Shellmound Street; 22,280 square feet of retail space and 300 parking spaces. Building permit application submitted on February 17, 2017.
- **“Nady Site”** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units. Extension of planning permits will be considered by Planning Commission after site is cleared of trash, weeds, and graffiti.

### Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in April. 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.

- **New Seasons Market** – 6201 Shellmound Street; tenant improvements for supermarket.
- **Courtyards at 65<sup>th</sup>** – 1465 65<sup>th</sup> Street; tenant improvements; remodel existing leasing office.
- **5616 Bay Street** – Buildings A and E; toilet room accessibility upgrades.
- **1900 Powell Street, Suites 140 and 150** – removal of non-load bearing walls, finishes and millwork.
- **1900 Powell Street, Suites 120, 300, 420, 440, 475 and 480** – interior demolition only.
- **1285 62<sup>nd</sup> Street** – soft story retrofit.
- **Survey Monkey** – 6401 Hollis Street, #150; tenant improvements on first floor and mezzanine, new non-structural partitions, doors, finishes, lighting and ceilings.
- **Avast** – 2100 Powell Street, 14<sup>th</sup> floor; tenant improvements non-load bearing interior partitions, new ceiling, lighting, doors, interior windows, electrical outlets, millwork, finishes, mechanical, electrical, and plumbing, and add two unisex bathrooms.
- **Zymergen** – 5980 Horton Street, #480; tenant improvements; demolition of walls, doors, finishes, sink, mechanical and electrical.
- **4053 Harlan Street, #120** – Correct Notice of Violation; remodel kitchen and bathroom, install new washer and dryer.
- **1060 48<sup>th</sup> Street** – remove existing wood siding and replace with HardiePlank lap siding, and install new Tyvek Water-Resistive Barriers.
- **6363 Christie Avenue, #1424** – kitchen and bath remodel; replace lighting, tub, countertops, vanity.
- **4210 Holden Street** – demolish interior walls and lofts constructed without permit.
- **6363 Christie Avenue, #1223** – join units 1223 and 1225; remove kitchen in #1223 and partition wall between units; mechanical, electrical and plumbing.
- **1121 40<sup>th</sup> Street, #5104** – exterior water damage repair; demolish stucco, repair damage, framing, reinstall stucco.
- **LePort School** – 1450 63<sup>rd</sup> Street; reroof, tear off existing roofing, install new CoolStar roofing.

- **7 Captain Drive, #311** – remove tub and replace with walk-in shower with new shower mixer and quartz surround.
- **8 Commodore Drive, #C451** – repair; sister 2 x 8 to existing roof joist.
- **1331 40<sup>th</sup> Street, Building B1**– water damage repair in units 114, 115, 211, 214, 314 and lobby; drywall, insulation, Resilient Channel, electrical, light fixtures, tub replacement.
- **1 Captain Drive, #D367** – remodel kitchen and bathroom.
- **3306 Powell Street** – install 50 amp NEMA 145-20 outlet for electric vehicle charging system.
- **Pak N Save** – 3889 San Pablo Avenue; install Ansul R102 fire suppression system in kitchen hood and duct.
- **5900 Shellmound Street** – install two new private sewer laterals, vitrified clay pipe (VCP); one 8” diameter, one 10” diameter.
- **1281 64<sup>th</sup> Street** – install 3.60 kW roof mounted solar power system, 12 panels.

### 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 April:

- **Zymergen** – 5980 Horton Street, Suite 550 (TCO)
- **Streamlinevents** – 6001 Shellmound Street Suite 350 (TCO)
- **Parc on Powell, Building A** – 1333 Powell Street (CO)
- **Parc on Powell, Building B** – 1303 Powell Street (CO)
- **Parc on Powell, Building C** – 1315 Powell Street (CO)
- **Papermill Park** – 1330 Stanford Avenue (final)
- 25 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 April:

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

### **Building Division Actions Related to Un-Authorized Private Events at 3801 Adeline Street.**

Because of multiple alleged cabaret activities and charging admission to fundraiser events, the Police Department notified Building Division staff of unauthorized evening events occurring in the ground floor retail space of the Adeline Place Building at 3801 Adeline Street (corner of San Pablo Avenue and West MacArthur Boulevard). On April 19, 2017, Building Division and Police staff met with the Adeline Place Homeowners Association (HOA) director and the tenant to discuss the process for allowing events where no occupancy permits have been granted for the unoccupied space. The tenant stated that he had leased the retail space to conduct fundraisers for his pending restaurant. Even though the tenant claims to have contacted the appropriate City departments to determine whether permits were necessary, there was no contact made with the Building Division, Police or Alameda County Fire Department. City staff discussed efforts to support and guide the tenant through minimum code provisions necessary in obtaining City approvals for future fundraising events. The HOA and tenant were advised that

no further public or private events could take place until a “temporary occupancy permit” was obtained from the City. Subsequently the exterior doors were posted by the Building Division, noting that unauthorized assembly use for the space was not permitted.

### **Customer Feedback Questionnaire**

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

## **ECONOMIC DEVELOPMENT AND HOUSING DIVISION**

### **ECONOMIC DEVELOPMENT**

**Employee Scheduling/Fair Workweek.** Staff is in the process of developing regulations and procuring consultant services to enhance the City’s capacity for implementation and enforcement of the labor standards created by the Fair Workweek Ordinance, Minimum Wage Ordinance, and Measure C. As previously reported, a Request for Proposals (RFP) was issued on January 6 and five proposals were received. These were evaluated and ranked by a panel of reviewers with expertise in labor standards. However, the top-rated firm subsequently withdrew their proposal, and a key member of the second-rated team also withdrew due to conflicts with their other employment. Staff then reviewed the remaining proposers and determined it would be in the best interest of all stakeholders to divide the original scope of work into several separate contracts. This, in turn, required a combination of additional vetting of firms outside of the initial pool of proposers while still also evaluating the strengths of the initial proposers’ qualifications for separate components of the work scope. As noted above, a contract with Mills College to conduct outreach and education services to all stakeholders (businesses, employees, and advocacy and industry groups) was presented to the City Council for approval on April 18. The Council established an ad-hoc committee of Council Members Martinez and Medina to work with Mills on the specifics of the contract. A meeting of the ad-hoc committee with Mills College occurred on April 25, and the contract was approved by the City Council at a special meeting on April 27. The Council also continued a discussion about a last-minute proposal that was submitted by the Center for Popular Democracy and the Alliance of Californians for Community Empowerment to a future Council meeting. Meanwhile, the City Attorney’s Office has engaged the law firm of Burke, Williams & Sorensen, LLP to assist in drafting implementing regulations. Staff is also continuing to review proposals from qualified firms for enforcement and administration, and hopes to present a contract to the City Council for consideration in June. During the month of April, staff received eight inquiries by email and phone regarding the plan to implement and enforce the new labor standards.

**Minimum Wage.** During the month of April, staff answered approximately nine inquiries regarding the Minimum Wage Ordinance including Paid Sick Leave via telephone, email, and walk-in. One new complaint was filed on April 27. Staff continues to answer questions and inquiries regarding the implementation of the Ordinance. As noted above, the RFP for assistance in implementation and enforcement of labor standards includes the Minimum Wage Ordinance.

**Business Outreach.** Staff responded to inquiries from four businesses interested in locating or expanding in Emeryville. Staff also conducted four broker interviews to discuss available properties.

**Keck Graduate Institute.** Staff provided officials from Keck Graduate Institute (KGI), of Claremont, California, with a tour of Emeryville's bioscience companies and community assets. KGI is evaluating potential locations for a Bay Area satellite campus. Founded in 1997, Keck Graduate Institute is the only American graduate institution devoted solely to bioscience education and discovery, and is the seventh and newest member of the Claremont Colleges consortium. KGI offers graduate certificate programs in Bioscience Management and Applied Life Sciences.

**SAE Expression College.** Staff attended the ribbon cutting ceremony for SAE Expression College's rebranded and renovated campus. Ex'pression Center for New Media was founded in 1998. In 2004 the institution was rebranded as Ex'pression College for Digital Arts. In 2014, Ex'pression College was acquired by an Australian-based global education provider and integrated into the SAE Institute Group. In July 2016, Ex'pression College was rebranded as SAE Expression College, and joined a network of SAE campuses located across the nation. The school offers Bachelor's degrees in animation and visual effects, audio, digital filmmaking and game development, as well as Associate's degrees in audio and music business. SAE Expression College is an important asset for the City's art-focused economic development efforts and is a partner in the City's application to receive state designation of a Cultural Arts District.

**Paradita Restaurant.** Staff attended the grand opening of Paradita, a fast-casual Peruvian restaurant of well-known chef Carlos Altamirano. Paradita is located in the Public Market, and offers rotisserie chicken, pisco sours, yucca chips, Inka Cola-barbecued meats, and other dishes. Paradita is Altamirano's sixth restaurant, joining San Francisco's Mochica (Potrero Hill) and Piqueos (Bernal Heights), Montara's La Costanera, Walnut Creek's Parada, and the Sanguchon food trucks that serve the Bay Area.

**Small Business Study Session.** Staff has been actively preparing for the May 16 Small Business Joint Study Session of City Council and the Planning Commission for several months now. Staff sent out over a thousand notices a full month before the meeting date, and has been actively recruiting businesses to attend the pre-meeting networking lunch. After the lunch, the meeting will start with speakers going over example business incentive tools. The majority of the meeting will be dedicated to a "listening session" intended to encourage small business owners and members of the public to speak openly about the challenges they face as well as what they feel the City is doing well and should continue to do.

Outreach efforts began eight weeks before the study session and will continue up to the meeting date, including:

- Notification via Twitter and the City's website.
- Placement of flyers at the business license desk and ECCL.
- Mailing of "Save the Date" postcards to 1,382 businesses meeting the Federal guidelines for small businesses, from third party business listing data, one month before the event.



- A second mailing of “Save the Date” flyers to 899 businesses holding City of Emeryville business licenses, including Home Occupation permits, two-and-a-half weeks before the event.
- Email and Phone call follow up.

***Business License Tax and Fire Inspection Fee Rebate Program.*** As previously reported, on February 21 the City Council approved this rebate program, which will provide small, independent retail and restaurant businesses a rebate of business license fees and fire inspection fees. In April, staff prepared the general framework for the program and is further developing the website posting of the application. It is anticipated that the program may become active slightly earlier than originally scheduled, i.e. in late May, rather than June/July.

***California Arts Council Cultural District Program.*** As previously reported, on March 21 the City Council approved a “Letter of Intent” to the California Arts Council’s “California Cultural Districts” pilot program. On April 26, staff was informed that our proposal was selected as a semi-finalist, with a site visit scheduled for Tuesday, May 16. Because this would have conflicted with the City Council-Planning Commission joint meeting on small business, the California Arts Council agreed to reschedule the site visit to Monday, May 15. The pilot program offers significant marketing leverage that could help not only the art sector but have multiplier effects benefitting all business sectors in Emeryville. Of 480 California cities eligible to apply, only 10-15 will be chosen for the initial pilot program. Emeryville’s selection as a semi-finalist is a testament to our reputation as a place of art and innovation. Staff will continue to actively pursue this designation and the potential benefits it offers the community as a whole.

***Pixar Animation Studios Community Involvement.*** Staff met with the Pixar Events Coordinator to discuss general involvement in the community and upcoming projects such as implementation of the Public Art Master Plan goals and the State of California Cultural District Program. Pixar was wonderfully accommodating and, despite a big roll out they are doing for an upcoming movie this next month, have been very responsive to staff. They agreed to be partners on the Cultural District application and are also offering to provide a tour of their facility to the California Arts Council during their site visit.

***Urban Manufacturing Initiative.*** Staff worked to develop manufacturing sector data for the Bay Area Urban Manufacturing Initiative, which will be holding a meeting in May. The effort is a three-year, multi-city, public/private partnership with the mission to take a synergistic approach to development of the manufacturing sector. Manufacturing sector jobs often result in multipliers representing four to five times the benefit of other sectors. Today’s manufacturing sector also is much “greener” and, according to Industry Week online magazine, May 2017 edition, it is estimated that for every dollar of output provided by the sector, \$1.92 is generated in the local economy. For additional information, please see <http://bayareamfg.org/>.

***EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street.*** On April 12, staff coordinated the quarterly meeting with Wareham, Caltrans, and Amtrak to meet State Transportation Improvement Program (STIP) funding requirements for the project. On April 20, staff met with Wareham to discuss parking controls in the project’s public garage.

**Economic Development Project Meeting.** Economic Development and Housing staff, the Community Development Director, Public Works Director, and City Attorney held their regular monthly meeting on April 19 to review the status of various economic development projects and programs.

## **AFFORDABLE HOUSING**

**Tenant Protections Ordinance.** The Just Cause Eviction and Harassment Protections Ordinance that was passed by the City Council on December 6 took effect on April 1. Staff worked with the City Attorney to develop procedures and FAQ's. Staff mailed notices regarding rights and responsibilities under the new ordinance to every residential address, to every residential owner who does not reside in Emeryville, and to every owner who has registered with the business license office, as well as planning outreach to tenants and landlords regarding their rights and responsibilities. Staff developed a webpage with useful information for tenants and landlords at <http://emeryville.org/1127/Eviction-Harassment-Ordinance>. Staff has been fielding many calls, emails, and walk-ins since the postcards were received. The City Clerk has received copies of three Notices of Eviction, one of which was rescinded.

**3900 Adeline Street.** Staff worked with the developer to market the five very low income and seven moderate income units. So far, 11 applicants have been approved by City staff, and nine of the affordable units have been rented.

**4300 San Pablo Avenue.** As noted above, a draft Request for Qualifications/Proposals for a low income senior housing project on the former site of the temporary Recreation Center was approved by the City Council for approval on April 18. The RFQ/P was issued on April 24.

**3706 San Pablo Avenue Affordable Housing Project.** On February 16, 2016, the City Council approved a \$3.5 million development loan commitment to the project. The project was awarded 9% Low Income Housing Tax Credits in June 2016. However, the project has had budget issues due to the high cost of construction and applied for 4% tax credits in January. On January 17, the City Council approved an additional \$1 million development loan commitment to help bridge the gap. Staff continues to work with EAH Housing, the non-profit developer of the project, to find solutions to the remaining issues before closing in late May. A building permit application was submitted on September 26, 2016, was approved on April 20, and is ready-to-issue pending payment of fees. A resolution amending the Ground Lease Disposition and Development Agreement and approving the \$4.5 million development loan to the project is scheduled to be considered by the City Council on May 16.

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

County Winter Shelter closed in April. Staff is working with the cities of Oakland and Berkeley on their proposals for a Coordinated Entry System.

**BMR Inspections.** Staff conducted one Below Market Rate unit (BMR) inspection.

**Housing Notification.** Staff added 143 people to the Housing Notification List.

**Housing Developers.** Staff spoke to one market rate housing developer interested in developing housing in Emeryville. Staff is working with an owner of rental housing who is considering a condominium conversion.

**Public Information.** Staff fielded 15 calls and emails regarding housing search, 15 calls and emails regarding landlord/tenant issues, and 19 walk-ins with housing related issues.

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

- No BMR units are currently on the market.
- Subordinations: there were no subordination applications in April.
- Loan payoffs: One loan payoff was completed, and two have been initiated with completion expected soon, including one Capital Improvement Credit request.
- Owner Occupancy Violator: One suspected violation case is pending, the same property as noted above with the Capital Improvement Credit request.
- Owner Occupancy Waivers: two waivers are currently in place, one at City Limits due to BMR owners who are divorcing, and that has been renewed for six months, expiring in July 2017; and one at Liquid Sugar due to a BMR owner caring for a sick relative, and that was extended for a year including approval to lease out the unit.
- Owner Occupancy Monitoring: Staff continued the owner-occupancy monitoring process for program participants.
- Staff responded to over 100 general inquiries via telephone and email from current and potential program participants, lenders, real estate agents, title companies, etc.
- Work continued on revising a suite of program documents including guidelines, applications, and internal procedures.

## CAPITAL PROJECTS

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

- **Safe Routes to School.** Staff began final invoicing for project closeout, pending the payment of the contractor's retention.
- **Transit Center and Adjacent Plaza.** Invoicing for the \$4.2 million in State Transportation Improvement Program (STIP) funding and \$828,000 in Federal Transportation Administration (FTA) funding for the Transit Center and adjacent plaza continued.
- **Greenway Powell to Stanford.** Staff began invoicing for design and biannual reporting for May.
- **OBAG II.** As previously reported, on March 21 the City Council approved the required Surplus Lands Disposition Strategy for eligibility for the One Bay Area Grant program (OBAG II).

**Grant Applications.** In April, staff received notification of award of \$4.18 million for transportation projects from Measures B and BB and the Vehicle Registration Fee (VRF) program in the next two years from the Alameda County Transportation Commission (ACTC). Funds included:

- \$500,000 per year for the Emery Go-Round General Benefit payment (allocated for two years and programmed for the following three years)
- \$930,000 for the North Hollis Parking and Transportation Demand Management (TDM) strategy in Fiscal Year 2018-19
- \$2 million for the South Bayfront Bridge in Fiscal Year 2017-18
- \$70,000 for paratransit in Fiscal Year 2017-18
- \$180,000 for Bike share in Fiscal Year 2017-18

In addition, \$225,000 was awarded for slurry seal in future years from Federal funds. The Greenway Safety Crossing project was separately funded for \$265,000 by the Regional Allocation from the Metropolitan Transportation Commission (MTC) of Active Transportation Program (ATP) funds. The only unfunded projects from the 2017 Regional Call by ACTC were the 40<sup>th</sup> and San Pablo Bus Hub capital improvements and the Bay Trail repaving. Paratransit funding was only received in Fiscal Year 2017-18, not 2018-19, creating a future operating gap.

Other key projects funded by ACTC in this joint call include:

- Ashby Interchange improvements, including a bicycle and pedestrian bridge, was funded in last year's allocation, for \$4 million for the Environmental phase, under ACTC Management (the project is fully funded under Measure BB)
- AC Transit was awarded \$5 million for design and construction of Rapid Corridor upgrades on the San Pablo and Telegraph Corridors
- Ashby Avenue is being improved as a multimodal corridor managed by ACTC for \$1 million
- San Pablo Multi-Modal Corridor Project under ACTC has \$4 million allocated for scoping/planning
- Corridor Study Implementation has \$2 million in this period and another \$3 million in the following fiscal year (possibly usable for San Pablo Avenue multimodal improvements)
- The Goods Movement Emissions Reduction Program has \$3 million in the next two years and \$3 million in the following two years
- Berkeley was funded \$750,000 for the Ninth Street Pathway Extension across Ashby and connecting to the Emeryville Greenway
- Gilman Street interchange and grade separation in Berkeley was awarded \$8 million
- Berkeley received \$1.5 million for rail crossing safety improvements

**Grants Coordination.** At its April 20 meeting, this interdepartmental committee discussed various grant prospects, the status of grant applications that have been submitted, and the ongoing management of existing grants.

**San Pablo Multimodal Corridor Project.** In April, a selection panel recommended that the Alameda County Transportation Commission (ACTC) contract with Kimley Horn for the San Pablo Avenue Multimodal Corridor Improvement Project. ACTC will negotiate a contract in May. The project will identify multimodal improvements in both Alameda and Contra Costa counties throughout the corridor and will involve all affected jurisdictions as well as key stakeholders such as Caltrans and AC Transit. The work will likely involve a technical advisory committee with

staff representation and a policy advisory committee with elected officials in the affected jurisdictions. The project could affect the proposed improvements at the 40<sup>th</sup> and San Pablo Bus Hub and staff will coordinate these efforts.

**North Hollis Parking and TDM Strategy.** Staff is initiating sole source contracting with CDM Smith for updates to the prior North Hollis Parking Study to account for revised assumptions, including:

- Pricing
- Geography, considering citywide applicability
- Technology, including consideration of in-pavement sensors, license plate readers, and user interfaces that reduce enforcement costs, enhance user experience and interface with technologies used in adjacent jurisdictions
- Parking permits for mixed use, residential areas, and employment centers for control of spillover impacts of pricing policies
- Costs for enforcement and potential TDM strategy investments
- Off-street pricing in city controlled garages

A draft scope of work is anticipated in May and contracting in June such that work can begin in July, when funding is available.

## **PUBLIC ART PROGRAM**

**Public Art Master Plan Implementation.** As previously noted, in January, the Public Art Committee (PAC) directed staff to focus implementation of the Public Art Master Plan initially on drafting a call for art at the Marina and developing a mural program. These efforts are described below.

- **Marina.** Staff drafted a Request for Qualifications (RFQ), based on the prior call for Point Emery, for review in May by the PAC Marina Art Subcommittee.
- **Murals.** The PAC Murals Subcommittee met on April 18 and advised staff to draft model easement agreements for City funded murals on private property using the Broken Rack location on the Emeryville Greenway as a pilot site. Draft agreements and property representatives are expected at a second meeting of the subcommittee on May 30.

**Emeryville Center of Community Life (ECCL) Public Art.** Artist Kelly Ording's mural, *Weavings and Waterways*, has been heavily damaged due to an unexpected change in use of the room where it was installed from an occasionally used teen center to a daily elementary school music room. In April, staff coordinated repair and a Plexiglas covering for the lower four feet of the mural, which was completed over spring break.

**Shellmound Powell Street Bridge Public Art.** In April, R&R Studios submitted a traffic control plan for the installation of mosaics and lighting on six columns to be included in the artwork at the Shellmound Powell Street Bridge.

**Bus Shelter Temporary Art Program.** Contracting for the five remaining artists proceeded in April. Mari Andrews' work will be installed on May 1.

## ADMINISTRATION/OTHER

**Bay Area Planning Directors Association.** On April 28, 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 “Rediscovering Main Street: Strategies for a Thriving Downtown”. The program included two panel discussions. The first was on “Downtown Planning”, moderated by ABAG Planning and Research Director Miriam Chion, and featuring planners from Redwood City, Petaluma, San Jose, and Brentwood, who showed examples of their downtown development strategies. The second panel was on “Economic Positioning and Strategy”. It was moderated by ABAG Chief Economist Cynthia Kroll and featured a retail consultant, economist, and two developers. One key take-away is that “successful, diverse retail offerings” are less important in successful downtowns than other attributes such as a walkable street grid, diverse dining options, and entertainment/recreation venues. While Emeryville may be one of the 25% of Bay Area cities that doesn’t really have an identifiable “downtown”, these findings are nonetheless important for our future economic development and planning strategies, suggesting that attracting arts-centric businesses and entertainment is a good strategy.

**Biocom Open House.** Staff attended an “open house” meet-and-greet with principals of Biocom. Biocom, based in San Diego, is the largest life-science industry association in the world with over 600 members. Biocom offers businesses a host of benefits from purchasing programs to networking opportunities. Biocom is increasing its presence and activity level in the San Francisco Bay Area and is looking to establish partnerships with local agencies toward that end. By attending this open house, staff was able to relate the positives of Emeryville’s life science business community to Biocom leadership and was able to connect with a Menlo Park-based startup that is looking for space to grow.

**California Association for Local Economic Development (CALED) Leadership in Economic Development Series.** Staff attended a best management practices training at Alameda County’s government center sponsored by CALED. This was the second in a series of five events speaking to the various economic development tools available in the East Bay and in general for municipal economic development professionals. April’s event focused on the benefits of leveraging regional partnerships for resources such as development of sub-area data, attracting compatible primary and support business sectors, and problem-solving using the strength of the region to address typical constraints to business retention and development.

**TransForm Transportation Equity Summit.** On April 24 Senior Planner Miroo Desai and Assistant Planner Navarre Oaks attended the Transportation Equity Summit in Sacramento, held by TransForm. Staff attended sessions exploring transportation funding options and community participation strategies.

**Association of Environmental Planners (AEP).** Associate Planner Diana Keena prepared a presentation and joined a conference call on April 26 for a career panel for students at the AEP conference to be held in San Francisco on May 20.

**American Planning Association (APA) Awards.** Associate Planner Diana Keena served on the awards jury for the APA California Chapter, Northern Section. The jury met on April 28.

**APA Conference Call.** On April 17, Senior Planner Miroo Desai, as the Inclusionary Director for the State APA Board, organized and participated in the monthly conference call with other Diversity Directors from different Sections of the APA California Chapter.

**Park Avenue Exhibit at Oakland History Room.** Staff publicized an Emeryville Historical Society exhibit on Park Avenue at the Oakland History Room in the main Oakland Public Library at 125 14<sup>th</sup> Street. The exhibit will run through June 30.

**Permit Tracking System and GIS.** CRW TRAKiT, the Planning and Building divisions' permit tracking software, has now been live for almost seven years, since September 2, 2010, and the CodeTRAK and GIS components "went live" on March 19, 2013. Staff has been using the software to track permits and code violations as they travel through the application, construction, and abatement processes. Staff met on April 13 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. An intern scanned attachments for Planning Commission approval records for 1993 for entering into TRAKiT. Staff met with Information Technology staff about workflow for updating addresses in the City's GIS.

**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 April 19 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Administrative Assistant Recruitment.** As previously reported, on January 17, the Management of Emeryville Services Authority (MESA) Board approved a change of job title from "Administrative Secretary" to "Administrative Assistant". Recruitment then began to replace the long-time Administrative Secretary of the Community Development Department, who recently retired, with a new Administrative Assistant. The closing date for applications was March 1, and over 60 applications were received. Testing occurred on March 14, followed by oral interviews of the 15 top candidates on March 30 and 31. Twelve candidates made the "eligibility list", of whom the top seven were interviewed by the Community Development Director, Chief Building Official, Economic Development and Housing Manager, and Senior Planner on April 20 and 27. Two finalists were selected, and staff was on the verge of beginning reference checks when a Citywide hiring freeze was announced due to the current budget situation. Both finalists were notified and agreed to wait for further word on the City's hiring situation. Meanwhile, the position will continue to be filled by a temporary Administrative Assistant.