



CITY OF EMERYVILLE COMMUNITY DEVELOPMENT DEPARTMENT

DATE: September 1, 2018

TO: James N. Holgersson, Interim City Manager

FROM: Charles S. Bryant, Community Development Director 

SUBJECT: **PROGRESS REPORT – AUGUST 2018**

HIGHLIGHTS OF THE MONTH

New Planning Commissioners Jonathan Hidalgo and C. Tito Young were sworn into office at the August 23 Commission meeting, and Linda Barrera and Miguel Guerrero were elected Chair and Vice Chair, respectively, for 2018-19.

The Commission held a study session on draft concept options for the 40th and San Pablo Bus Hub, to improve conditions for bus riders, bicyclists, and pedestrians while accommodating motor vehicles.

Building permit applications for the first two new buildings of the Sherwin Williams project were received on August 6.

Construction of the Marketplace Parcel B retail and garage building has been put in abeyance due to the overall financing of the Marketplace project. In August, staff met with the developer to discuss a proposed modification of the building to include office space. This will require Planning Commission approval of a modified Final Development Plan for Parcel B.

Staff met with two developers who are interested in buying and developing the Novartis parcels of the Chiron Planned Unit Development (PUD). This will require Planning Commission approval of Final Development Plans for each building, and modification of the Preliminary Development Plan by the City Council if changes to the PUD are proposed.

The Chief Building Official, City Attorney's Office, and other City staff put considerable effort into code enforcement and abatement actions in August for two blighted properties: a residential parcel at 1270 64th Street, and the "Nady Site" at 6701 Shellmound Street.

The well-attended quarterly business networking event, "Bayside Business Bash", was held at the Emeryville Marina on August 22.

The East Bay Municipal Utility District has reported that Emeryville achieved 100% compliance in its private sewer lateral program in fiscal year 2017-18, a rare achievement ensuring that private sewer laterals are leak-free and not contributing to wastewater overflow to the Bay.

MEETINGS AND CONTACTS

Below are listed substantive meetings and other contacts that staff has had during the month of August 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 + ←)

Trammel Crow. On August 22, staff met with representatives of Trammel Crow Company concerning potential development sites in Emeryville.

Marketplace Parcel B (Garage Building). On August 29, staff met with City Center Realty Partners to discuss a proposed modification to the Parcel B garage building.

Novartis. In August, staff met with two developers who are interested in buying and developing the Novartis property.

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

“Nady Site”, 6701 Shellmound Street. Staff met twice in August with the owners of this blighted property to discuss corrective action and future development.

Business Outreach. Staff corresponded with businesses interested in locating in Emeryville, brokers regarding available properties, and various new and existing businesses. Staff also continued outreach to businesses regarding the proposed cannabis tax measure.

Housing Developers. Staff spoke to several market rate and affordable housing developers.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

August 3

The Council normally does not meet in August, but held a brief meeting on August 3 to deal with several time-sensitive items. There were no Community Development-related items on the agenda.

PLANNING COMMISSION

The Planning Commission considered the following items at its August 23 meeting:

Swearing in of New Commissioners Jonathan Hidalgo and C. Tito Young. The new Planning Commissioners who were appointed by the City Council on July 10 were sworn into office by the City Clerk.

Election of Officers. The Commission elected Linda Barrera as Chair and Miguel Guerrero as Vice Chair for 2018-19.

40th and San Pablo Bus Hub Draft Concept Options. The Commission held a study session to comment on draft concept options for a redesign of 40th Street and part of San Pablo Avenue to improve conditions for bus riders, bicyclists, and pedestrians, while accommodating motor vehicles. For the bus hub area between San Pablo Avenue and Adeline Street, in the short term, Commissioners generally thought a bike through-and-turn lane on 40th Street at San Pablo Avenue, in front of a bus stop, did not look safe. In the long term, the Commissioners generally supported an option that includes a median, bike lanes between boarding islands and sidewalk, a new right turn lane onto San Pablo Avenue, and no left turn onto San Pablo Avenue. For 40th Street west of San Pablo Avenue, all of the Commissioners supported eliminating parking to create bus lanes, and agreed that if parking is kept, the bike lane on the north side of 40th Street should be between the parking and the travel lane, rather than between the parking and the curb. Five Commissioners supported two bus-only lanes – one added lane eastbound and one mixed-flow travel lane converted to a bus-only lane westbound, but one Commissioner opposed the westbound converted bus-only lane. Three Commissioners supported a raised cycle track with sidewalk extension and relocated trees on the north side of 40th Street. Four Commissioners opposed a two-way cycle track on the north side of 40th Street, preferring to keep one-way bicycle facilities on both sides of the street.

PUBLIC ART COMMITTEE

The PAC met on August 9 to elect officers and nominate members of the Selection Panels for the Bus Shelter Temporary Art Project and Annual Purchase Award.

AC TRANSIT EMERYVILLE INTERAGENCY LIAISON COMMITTEE

This committee, which includes members of the Emeryville City Council and the AC Transit Board, met on August 30. AC Transit staff reported and on the San Pablo Avenue Corridor Study, and on a letter received from Caltrans expressing interest in participating in a study of a bus-only left-turn lane from Powell Street onto I-80. City staff reported on the San Pablo/40th bus hub, 40th Street IDEA grant for transit signal priority, the Highest and Best Use of Curb

study, the Hollis Street bus lane study, the Parking Management Plan, and AC Transit driver restrooms at 64th and Shellmound Street.

DEVELOPMENT COORDINATING COMMITTEE

The regular DCC meeting scheduled for August 15 was cancelled because all pending items have either already been reviewed by DCC or were not yet ready to be reviewed.

PLANNING DIVISION

CURRENT PLANNING PROJECTS

Major Projects Chart, 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 locations of the projects. Those projects that had significant staff activity in August are discussed below.

Sherwin Williams Mixed Use Project.

- ***Subdivision Map.*** Staff met internally on August 15 with Public Works staff and the City Attorney’s Office to discuss the Phase 2 Final Map. On August 31, Planning staff provided a final round of comments on the map.
- ***Operations and Maintenance Agreement.*** On August 23, Planning staff participated in an internal meeting with Public Works staff and the City Attorney’s Office to discuss the Operations and Maintenance Agreement. Staff also prepared draft language for the gallery/meeting space and shared it with members of Park Avenue Residents Committee (PARC) to solicit input.
- ***Horton Street Tree Removal.*** Public Works staff continues to work with Lennar and their engineers on the design of utility undergrounding on Horton Street to minimize the need to remove street trees. If necessary, an amendment to the Planned Unit Development approvals will be brought back to the City Council in the future.

Marketplace Parcel B (Garage Building). The Final Development Plan (FDP) for this 300-space parking structure with 26,000 square feet of retail space was approved by the Planning Commission on June 23, 2016, and a building permit was issued on January 12, 2018. However, due to the overall financing of the Public Market project, construction of this building has now been put in abeyance. On August 29, staff met with City Center Realty Partners (CCRP) to discuss a proposed modification to the Parcel B garage building to include approximately 120,000 square feet of office space in addition to parking, and the elimination of retail space. This will require Planning Commission approval of an amendment to the FDP. Meanwhile, CCRP is proposing to pave over the site for use as a surface parking lot with approximately 200 spaces. This requires a conditional use permit from the Planning Commission, which is scheduled for consideration at the September 27 meeting.

5850 Shellmound Way Mixed-Use Project. As previously reported, the Planning Commission held a study session on September 28, 2017 to consider a proposal for a new eight-story 259-unit residential building with 10,000 square feet of ground floor commercial space to replace

the existing three-story, 61,000 square foot Innovative Interfaces office building at 5850 Shellmound Way. Subsequently, the plans were revised to include a proposed pedestrian-bicycle path along the northern edge of the property and to reduce the unit count to 244. These plans were reviewed by the Planning Commission at a second study session on June 28. In July, staff solicited and reviewed a scope of work from Urban Planning Partners for environmental review of the project, including a proposed General Plan Amendment to revise the location of Shellmound Way such that it coincides with its current location approximately 250 feet south of what is shown in the General Plan, and to add the east-west bicycle and pedestrian path between Christie Avenue and Shellmound Street. The scope is under review and preparation of a CEQA document will get underway after the developer has filed a formal application and paid the fees.

Gateway Site. As previously reported, Onni Group has entered into a two-year escrow agreement for the property at 5801-5861 Christie Avenue, a 3.75-acre site just north of the 76 gas station and Denny's restaurant on Powell Street formerly known as the "BRE Gateway" site. During that period, they are expected to receive entitlements for development. Onni proposes to retain the existing office building and build a new high-rise residential tower, possibly other office and retail development, and a half-acre park as called for in the General Plan. This will involve several study sessions and a public hearing before the Planning Commission during the next two years. Onni Group is a Canadian real estate development company headquartered in Vancouver that has built a variety of residential, commercial, and rental projects across Canada and the United States for various uses.

47th Street Homes, 1034-1040 47th Street. A Conditional Use Permit and Design Review application to demolish four existing residential buildings and replace them with three duplexes was submitted on July 5. This project requires a Planning Commission recommendation and City Council approval because it involves the demolition of residential units. Study sessions will be held by both the Planning Commission and City Council. No meetings are scheduled at this time.

East Bay Therapeutics Amendment. On April 26, 2018, the Planning Commission approved a Conditional Use Permit for Cannabis Retail Sales at 5745 Peladeau Street. On August 6, staff received an application to amend the Conditional Use Permit to allow on-site consumption. The amendment is scheduled to be considered by the Planning Commission on September 27.

Novartis. In early July, Novartis announced that it would be ending its antibacterial and antiviral research programs based in Emeryville, which will result in the layoff of about 140 employees. This represents about half of their Emeryville staff. A decision has not yet been made as to whether the remaining employees will stay in the existing buildings, move to another location in Emeryville, or move out of the community entirely. In any event, Novartis intends to sell all of their Emeryville property to a developer, who will hopefully pursue the buildout of the approved entitlements. In August, staff met with two developers who are interested in buying and developing the property. Novartis owns a portion of the former Chiron Life Sciences Center campus, a Planned Unit Development (PUD) that was approved by the City Council in 1995. Any future development would require approval of Final Development Plans by the Planning Commission, and any changes to the approved Chiron PUD would require City Council approval of a revised Preliminary Development Plan upon a recommendation from the Commission.

Rug Depot Redesign, 4045 Horton Street. A Conditional Use Permit and Design Review application to modify an existing commercial space into two Medium-sized Retail Stores and interior parking was submitted on June 29, 2016. A Planning Commission study session was held on August 25, 2016. On July 25, 2018, the application was deemed withdrawn. Staff met with the applicant on July 23 to discuss other potential uses of the property; a Zoning Compliance Letter is being prepared and is expected to be sent to the applicant soon.

Amtrak Station Air Rights. Under the terms of a 1993 Owner Participation Agreement between the former Emeryville Redevelopment Agency and Wareham Development, the 25-year lease between Wareham and the Successor Agency for the Amtrak station expires in October 2018. At that time, the property transfers to the Successor Agency, which is then obligated to create an air rights parcel above the station to be retained by Wareham, and to convey the station property to Amtrak. Staff met internally on August 1 to discuss the project. As noted below, a Parcel Map to create the air rights parcel is now being processed.

Trammel Crow. On August 22, staff met with representatives of Trammel Crow Company concerning potential development sites in Emeryville. Trammel Crow is a large development company with residential and commercial projects throughout the United States.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Exterior Modifications, 1069 41st Street. A Minor Design Review application for exterior modifications to an existing residential building was submitted on August 17 (pending).

Super Duper Burger, 5959 Shellmound. A Minor Design Review application for exterior modifications and signs for a new food establishment at the Public Market was submitted on August 15 (pending).

Tesla Supercharging Station, 5795 Christie Avenue. A Minor Design Review application for an electric vehicle charging station at Powell Street Plaza was submitted on August 14 (pending).

3612 Adeline Street Residential Addition. A Minor Design Review Permit application for an addition to an existing single-family home was submitted on June 27 (pending).

Promenade Improvements, 4101 San Pablo Avenue. A Minor Design Review application for exterior modifications to the Promenade retail complex was submitted on May 30 (pending).

Bay Center Parking Lot Entrances, 6425 and 6475 Christie Avenue. A Minor Design Review application to install parking gates and modify landscaping at two entrances to the Bay Center parking lot was submitted on May 3 (pending).

Exterior Modifications, 6655 Hollis Street. A Minor Design Review application to modify existing buildings to facilitate interior renovations was submitted on May 3 (pending).

Burger King Refresh, 5701 Christie Avenue. A Minor Design Review application to modify the exterior of the existing building was submitted on April 27 (pending).

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, 2017 (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).

Signs

Shoe Palace, 5616 Bay Street. A Minor Sign Permit for one illuminated awning sign and one illuminated blade sign was approved on August 1.

KFC, 4501 San Pablo Avenue. A Minor Sign Permit application to modify existing signs was submitted on August 15 (pending).

Avalon, 6251 Shellmound Street. A Minor Sign Permit application for two illuminated awning signs and one illuminated wall sign was submitted on August 7 (pending).

Conditional Use Permits

Airport Home Appliance, 5815 Shellmound Street. A Minor Conditional Use Permit application for a Medium-size Retail Store (i.e. 5,000 to 40,000 square feet) in an existing building use was submitted on August 17 (pending).

Subdivisions

Amtrak Airspace, 5885 Horton Street. A Subdivision application for a Parcel Map to create a separate parcel for the airspace above the Amtrak station was submitted on August 2 (pending).

Short-Term Rentals

Short-Term Rental, 1062 45th Street. The owner of a short-term rental unit that had been the subject of a complaint attempted to apply for a permit on August 9, but was advised that only owner-occupied units are eligible for short-term rental permits. Since this unit is not owner-occupied, staff suggested renting out the unit on a monthly basis.

ADVANCED PLANNING PROJECTS

40th/San Pablo Bus Hub. Draft concept options have been developed for this study of how to improve 40th Street and part of San Pablo Avenue for buses and cyclists. Staff conducted “pop-ups” at six bus stops on August 21 and a community workshop on August 22, presented the options to the Planning Commission on August 23, and downloaded survey results on August 31. The Initial Concepts memo is posted at <http://www.emeryville.org/40thSanPabloBusHub>. The options will be presented to the Bicycle/Pedestrian Advisory Committee on September 10, to the Transportation Committee and Public Art Committee on September 20, and to the City Council at a study session on October 16.

Emeryville Transportation Management Association (ETMA). Staff attended a meeting of the ETMA Board on August 16. The Board approved a funding agreement with the City for

distribution of a Transportation for Clean Air Fund grant from the Bay Area Air Quality Management District for Watergate Express service. The Board also approved contracts for development and design of a bus yard on Mandela Parkway in Oakland.

AC Transit Emeryville Interagency Liaison Committee. City and AC Transit staff held a teleconference meeting on August 14 to prepare for the next Interagency Liaison Committee (ILC) meeting. As noted above, the ILC meeting was held on August 30.

Lyft-AC Transit-Emeryville Meeting. Staff attended a meeting with Lyft and AC Transit staff at AC Transit's offices on August 24. Meeting attendees agreed to study where Lyft could have designated drop-off and pick-up points in Emeryville.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the second month of fiscal year 2018-2019 for building permit and inspection activity. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in August:

Permits Issued:	51
Total Valuation:	About \$1.7 million
Fees Collected:	About \$702,000
Inspections:	633
- Major projects:	362 (57%)
- Other:	271 (43%)

Fast Track Plan Check:

- Same day: 8 applications
- Within 2 weeks: 28 applications
- Expedited requests: 1 (plan review comments or permit approval within 3-5 days)

Public Contacts and Inquiries:

- Counter contacts: 201
- Telephone inquiries: 92

Major Projects Under Construction

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

- **Artistry Emeryville Addition** – 6401 Shellmound Street; add 6 units to 261-unit apartment approved in 1991. A Temporary Certificate of Occupancy was granted on August 2.
- **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. The Building Division approved plans for repairs of the garage structure and podium on September 27, 2016. Five-alarm fire on May 13, 2017 destroyed wood framing of residential structure for a second time. The existing Maz Building also suffered fire damage. A demolition permit to remove the fire-damaged debris was issued on May 26, 2017. A demolition and temporary shoring permit for the Commercial Building was issued on July 7, 2017. A building permit for residential podium repairs was issued on August 17, 2017. The

general contractor was replaced by Cannon Constructors in October 2017. A pre-construction meeting was held in February with the developer to discuss re-building the 105-unit residential mixed-use project using modular construction. An update meeting was held in June with the developer, who confirmed that they have received the necessary financing to rebuild the project. The commercial phase of construction started in July, with the residential phase to follow shortly thereafter. As mentioned above, modular construction will be the basis of the residential component. A permit application for that is expected in November 2018, with plan review provided by the State Architect's office and oversight by the City's Building Division plan check engineers. Permits for the residential phase are expected to be issued in February 2019.

- ***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 and were approved on August 22, 2017 following seven rounds of plan check; on April 23, 2018, the property owner/applicant paid the additional permit fees and picked up the approved revisions. Final inspections continue. The applicant has requested certificate of occupancy; however, an internal meeting on June 12 determined that there are many outstanding issues that must be addressed before CO can be issued, including removal of the third floor and upper stairs in Unit 3, recording of “no build” and emergency vehicle access easements on Peabody Lane, the planting of trees along the eastern property line, and any other issues identified in the building permit plans or conditions of approval.
- ***Marketplace Parcel B (Garage and Pavilion Buildings)*** – 5950-6000 Shellmound Street; 22,280 square feet of retail space and 300 parking spaces. Building permit issued on January 12, 2018. Applicant has suspended construction and has advised that an application for a modified project will be submitted to the Planning Commission.
- ***Marketplace Parcel C2 Residential*** – 6251 Shellmound Street; 66 residential units wrapping north and west sides of grocery store and parking structure. Building Permit issued on April 6, 2018.
- ***Marketplace Theater Site (Parcel D)*** – 6301 Shellmound Street; 223-unit apartment building. Building permit issued on February 3, 2017.
- ***Marketplace Park*** – Redesign and expansion of Christie Avenue Park. Building permit issued on January 11, 2018. Grand opening ceremony planned for September 29, 2018.
- ***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. Building permit issued on November 4, 2016. A meeting was held in July to discuss temporary occupancy requirements.
- ***Estrella Vista Affordable Housing, 3706 San Pablo Avenue*** – 87 units of affordable housing on former Golden Gate Lock and Key site. Building permit issued on June 21, 2017. Groundbreaking ceremony held October 11, 2017.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal year 2018-2019 including:

- ***Marketplace Shellmound Site (Parcel A)*** – 5900 Shellmound Street; 167 residential units, 14,000 square feet of retail space.

- **Adeline Springs** – 3637 Adeline Street; demolition of existing U.S. Spring industrial building and construction of five-story building with 29 rental residential units and four to six live/work units.
- **Sherwin Williams Project** – 1450 Sherwin Avenue; four new buildings with 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space, associated open space, and new City park. Building permit applications for Buildings B1 and B2 were received on August 6.
- **“Nady Site”** – 6701 Shellmound Street; redevelopment of former industrial site for 186 rental housing units. Two-year extension of planning permits, to March 24, 2019, approved by Planning Commission on June 22, 2017. In the interim this property continues to be identified as a public nuisance due to trespassing, unsecured building and graffiti conditions with continued code enforcement efforts and notifications to the property owners to abate the blighted conditions. (See “Code Enforcement” below.)

Pre-Submittal Meetings

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

- **1271 62nd Street** – Private sewer lateral (PSL), replace one upper lateral, high-density polyethylene (HDPE).
- **MetroPCS** – 5769 Christie Avenue; tenant improvements remodel existing store.
- **Vanilla Shell Tenant Improvements** – 5688 Bay Street, Building E; remove existing interior partitions and lighting.
- **Avalon Public Market Parcel D** – 6301 Shellmound Street; install one illuminated sign.
- **Bridgecourt Apartments** – 1221 40th Street, #306, kitchen and bath remodel; remove and replace cabinets.
- **Bridgecourt Apartments** – 1321 40th Street, #234, kitchen and bath remodel; remove and replace cabinets.
- **5855 Horton Street, #809** – bathroom remodel; remove tub, relocate sink, replace toilet.
- **Elevator Lobby and Corridor** – 6001 Shellmound Street, 8th floor; common area improvements, demolition.
- **GHD** – 6001 Shellmound Street, #850; tenant improvements demolish walls, lights, ceiling tiles, casework.
- **Elevator Lobby and Corridor** – 6001 Shellmound Street, 3rd floor; common area improvements, demolition.
- **6363 Christie Avenue, #215** – Bathroom remodel; replace like-for-like two sinks, tub and enclosure.
- **Shoe Palace** – 5686 Bay Street, Building E; install one illuminated sign.
- **1250 62nd Street** – remove existing roof system, install composition shingles.
- **5502 Beaudry Street** – 200 ampere electrical service upgrade.
- **5515 Beaudry Street** – Relocate two gas house lines.

Projects Completed or Nearing Completion

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

- **Pandora** – 5635 Bay Street, Building C (CO)
- **Bolt Threads** – 1580 62nd Street (CO)
- **AC Transit** – 1177 47th Street; modifications to hydrogen fueling station (TCO)
- **Artistry Apartments** – 6401 Shellmound Street; add 6 units to existing apartment building built in 1991 (TCO)
- **Shoe Palace** – 5686 Bay Street (TCO)
- 16 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 August:

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

1270 64th Street. On August 10, the Chief Building Official obtained an inspection warrant from the Superior Court due to the fact that the property was identified as a public nuisance because of neglect and an absentee property owner, with no response to the City's notifications or correspondences. On August 22, City staff inspected the two dwelling units on the property. The structures remained secured due to a previous code inspection in February 2016. The entire property was inaccessible due to excessive vegetation that limited safe entry into the dwellings. Public Works staff assisted in the inspection process by clearing paths to the entries. The inspection warrant granted reasonable access to both structures; plywood panels were removed for interior access to the front dwelling and garage.

The two-story front dwelling consists of a ground level garage with a residential living unit on the second floor. The structure was secured and vacant. Inspection of the front dwelling exterior indicated property neglect resulting in faulty construction, building dilapidation and peeling paint on the exterior building envelope and interior walls. Lead paint concerns were verified by Terrecon Consultants, which followed up with a written report. Inspections indicated severe dilapidation of the interior of the structure due to a previous fire and severe structural damage due to numerous large openings in the roof, resulting in weather exposure of the interior of the structure. Numerous electrical, mechanical and plumbing code violations were observed. All floor areas were not accessible due to excessive buildup of faulty construction material, trash and debris. As a result, concealed or covered areas could not be verified for code compliance. The garage interior indicated excessive buildup of trash and debris and was inaccessible for inspection.

The two-story rear dwelling consists of a ground level garage with a residential living unit on the second floor. The structure was secured and vacant. Inspection of the exterior of the structure indicated neglect resulting in faulty construction, peeling paint, excessive dry rot, and unprotected and dilapidated interior walls and exterior building envelope. The interior could not be accessed for inspection due to severely dilapidated entry stairs, landing and structure.

The building's structural damage was due to various large openings in the roof resulting in weather exposure to the interior. Numerous electrical, mechanical and plumbing code violations continue to exist and were observed from exterior windows. The garage interior was inaccessible due to personal protection concerns because of the severe dilapidation of the floor above.

The findings will be returned to the Superior Court to further the court code abatement process, which continues to be handled by the City Attorney's Office and Chief Building Official.

"Nady Site", 6701 Shellmound Street. During the month of July two illicit fires were started within the vacant structure with response provided by the Alameda County Fire Department. As a result of these issues combined with the continued public nuisance and non-compliance of substandard conditions at the property, the property was "red-tagged" and posted as unsafe to enter or occupy on July 20, and a Notice and Order was issued and posted by the Chief Building Official on July 27 directing the property owners to either rehabilitate the property or obtain a permit for demolition within 30 days.

The Economic Development and Housing Manager and Community Development Director met with the property owners on August 7, and staff met internally to discuss the situation on August 21. The City Manager, City Attorney, Deputy Fire Marshal, and Chief Building Official then met with the property owners on August 23. The meeting was to establish how and when the buildings were to be secured and maintained to prevent further illicit activities. The property owners claim this property is in the process of a sale and would prefer not to invest any money into compliance. Regardless, the site has presented several code enforcement issues because of the property owner's failure to secure and maintain it. City staff expressed concerns about the safety of the unauthorized individuals residing in the buildings due to the damage caused by the recent fires.

While the emphasis of the August 23 meeting was to remind the property owners of their obligations to secure and maintain the vacant buildings, a contingency plan would be for the City to secure the property and demolish the buildings. Subsequent to the meeting, the property owners undertook efforts to secure and maintain the property, with daily "perimeter walks" of the buildings. The Police Department will continue to provide periodic checks of the property. However, it appears that unauthorized individuals are continuing to illegally enter and occupy the property.

Regarding future development of the site, a 186-unit apartment building was approved by the Planning Commission on March 24, 2016, and the approval was extended on June 22, 2017 until March 24, 2019. At that time, the entitlements will expire unless a good faith effort has been made to commence work on the project. Staff has advised the property owners that their demolition of the existing buildings and clearing of the site would constitute such a good faith effort and will therefore vest their entitlements, but if the City has to do the demolition, it will be a code enforcement action and will not vest their entitlements. Staff understands that the Nadys are now in contract with another developer, AMCAL, who intend to demolish the existing buildings.

Customer Feedback Questionnaire

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

Private Sewer Lateral Program

Every year the East Bay Municipal Utility District (EBMUD) reports private sewer lateral (PSL) program compliance to the U.S. Environmental Protection Agency (EPA). Regulators require valid compliance certificates before building permits are finalized. For fiscal year 2017-18, EBMUD will report in their Consent Decree Annual Report that the City of Emeryville closed 36 permits and achieved 100% compliance, which is a rare achievement and is a cause for celebration! The City is doing its part to ensure that private sewer laterals are leak-free and not contributing to wastewater overflow to the Bay.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

ECONOMIC DEVELOPMENT

Business Outreach. Staff corresponded with three developers interested in advancing projects in Emeryville and one broker regarding available properties. Staff also provided general assistance to an existing Emeryville business interested in expansion, and corresponded and/or met with two businesses new to Emeryville. Staff continued outreach with existing cannabis businesses in the City to discuss the upcoming cannabis business tax measure (Measure S).

Cultural District. In August, staff engaged in the following tasks supportive of the Rotten City-Emeryville Cultural Arts District:

- **State of California Arts Council Calendar.** Staff prepared a form for local artist/makers to use to request City staff to post their events to the State Arts Council calendar. This is a site where we intend to post not only the upcoming Emeryville Celebration of the Arts event, but other arts events held within the district throughout the year. It is available to people throughout the state as well as visitors to the state who are interested in the arts. Here are example postings to the site: <https://www.caculturaldistricts.org/calendar/>.
- **Cultural District Stipend and Marketing.** Staff processed the grant administrative report for the Cultural District stipend. The California Arts Council has informed us that they intend to issue another small stipend (\$5,000) for use for the district. This year's stipend was used in whole or in part for the following marketing efforts for the district and related arts and creative business sectors:
 - Production of Rotten City specific insert flyers to complete the brochures provided by the Arts Council.
 - Development of a smartphone app (OtoCast) to provide tours of the district and public art installations.
 - Purchase of display signage to promote the district at City and community/regional events.
 - Development of a student documentary film to begin the production of a promotional video for the district for distribution via local access television and YouTube.

In addition to the general marketing the district designation has provided, the designation has also resulted in a renewed interest in the construction of the Art Center. While not reflective of the full range of activities in the district this year, the small stipend had at least a supportive role in several City arts-supportive projects within the district this year including new art works, free events, concerts/performances/readings, lectures/demonstrations/workshops/symposia, exhibitions curated or presented, apprenticeships/internships, mobile signage, Arts District event booth table cloth sign, and over 1,000 hours broadcast on radio, television, cable, web or other digital networks.

- **Inside Out Program.** As noted above, staff developed content for the OtoCast app, including narratives and photos for each of the Rotten City Cultural District key sites, and distributed the draft materials to the respective businesses or non-profits to invite their comments. Staff also requested representatives to consider allowing the City to install QR code signs on or adjacent to their facilities to promote public awareness and use of the app.

Staff has asked the State Arts Council to consider allowing cultural districts to extend their district designation beyond the five-year timeline of the pilot project. At this time, the State Arts Council is not contemplating renewals. However, given the benefit of the district designation and its ability to frame strong economic development messaging and cooperation between businesses, staff would like to work with the Arts Council to find a pathway to extend the designation in an ongoing manner. We are in contact with our arts district counterparts in San Diego, and they are sending a representative to Emeryville in October to discuss coordination with other districts to advocate for district-related requests from the State.

Marketing and Promotion. Staff continued work to develop content for the San Francisco Business Times advertorial insert scheduled to be published on November 2. This printed piece will be distributed to 18,000 subscribers in the region and will highlight the City's unique combination of art and innovation. Advertising opportunities are available and interested businesses should contact Economic Development and Housing Manager Chadrick Smalley at csmalley@emeryville.org to participate.

Quarterly Business Networking Event. On August 22, the Summer BizNexus networking meeting, dubbed the "Bayside Business Bash" was held at the Emeryville Marina. The meeting's educational component focused on the restaurant and hospitality industry with speakers from Mills College, AC Transit, and sponsors Paxio, Trader Vic's, and Bridge Bank. Approximately 40 people were in attendance, and the venue proved ideal for a summer event.

Business Retention and Support. Economic Development and Housing Division staff engaged in the following activities supportive of business retention efforts in August:

- **Façade Grant Program.** Staff continues to work on the façade grant program and has worked successfully with the Office of the City Attorney and businesses to obtain two complete contract submittals. Public Works staff has agreed to help further improve the Fantasy Junction site by replacing street trees along Emery Street, where possible, that had previously failed to thrive.
- **Rebate Program.** Staff is currently processing two rebate requests from local restaurants. This program, which provides rebates for previously paid business license and/or fire

inspection fees is another business retention program authorized by the City Council following last year's Small Business Study Session.

- **Local Urban Manufacturing Sector Support.** In conjunction with SF Made and the Bay Area Urban Manufacturing Initiative, staff prepared a draft business retention survey instrument to use in reaching out to manufacturing businesses. The survey is a short series of ten questions intended to elicit local business comments regarding such things as why they chose Emeryville and areas where they could use help. Staff has performed business license-based research to develop a sample of local manufacturers to interview for the survey, which we anticipate completing prior to the October 5 Manufacturing Day event.
- **Manufacturing Day Events.** Staff worked with the Bay Area Urban Manufacturing Initiative to develop social media content in support of regional marketing for National Manufacturing Day on October 5. In cooperation with the Emery Unified School District and local businesses, staff has organized three events to include school tours of two local manufacturers and an open house of a small business, as follows:
 - **Geo M. Martin Company School Tour.** Local students will learn about opportunities in the manufacturing trades through local manufacturers. George Martin and his team will lead local high school students on a tour of the materials handling equipment factory that has been in his family for decades. The tour will highlight how “old school” manufacturing interfaces with current computer technology and networking on site. Here is a video of the Geo M. Martin Company: <https://www.youtube.com/watch?v=Nid4IGci74c>.
 - **Jered's Pottery School Tour.** Jered and his business partner and wife, Sarah, will be giving a two-part tour to Emeryville high school students. The event will include a hands-on pottery making exercise and a tour of the facility with a short talk plus a question and answer period to discuss this type of arts-based manufacturing use.
 - **Jered's Pottery Open House.** Jered's will be opening their boutique pottery studio to the public all afternoon on Manufacturing Day, October 5, from 2 to 6 pm. Brief tours of the facility will be provided on the hour at 3, 4, and 5 pm and members of the public will be able to purchase items and enjoy light hors d'oeuvres and beverages.

LABOR STANDARDS

Employee Scheduling/Fair Workweek. During the month of August, staff received approximately ten inquiries by email and phone regarding implementation of the new labor standards. There are three active investigations for potential violations of the Fair Workweek Ordinance. More information and an updated FAQs document are available on the City's website at <http://www.emeryville.org/1136/Fair-Workweek-Ordinance>.

Minimum Wage. During the month of August, there was a decline in inquiries, approximately 10, regarding the Paid Sick Leave and Wage requirements of the Minimum Wage/Paid Sick Leave Ordinance via telephone, email and our online system. There are two active investigations for Minimum Wage and Paid Sick Leave violations. The Minimum Wage requirements have increased effective July 1, 2018 to \$15.69 per hour for large businesses and \$15.00 per hour for small businesses. Notices and posters for the 2018 Minimum Wage

increase have been mailed out to all businesses and are posted on the City's website at <http://www.emeryville.org/1024/Minimum-Wage-Ordinance>.

AFFORDABLE HOUSING

Tenant Protections Ordinance. The Just Cause Eviction and Harassment Protections Ordinance took effect on April 1, 2017. Staff developed a webpage with useful information for tenants and landlords at <http://emeryville.org/1127/Eviction-Harassment-Ordinance>. The City Clerk received six Notices of Eviction in August. Staff has contracted with ECHO Fair Housing to provide one-on-one services to landlords and tenants three afternoons a week in City Hall and has provided East Bay Community Law Center with a grant to provide legal services to low income tenants who have received an eviction notice. Staff is negotiating the fiscal year 2018-19 contracts with the providers.

4300 San Pablo Avenue. As previously reported, a Request for Qualifications/Proposals (RFQ/P) for a low-income senior housing project on the former site of the temporary Recreation Center was approved by the City Council on April 18, 2017 and was issued on April 24, 2017. The RFQ/P process has now been put in abeyance while staff explores the possibility of a density increase for the site, which will require modifications to the General Plan and Planning Regulations by the City Council upon a recommendation from the Planning Commission. An addendum to the General Plan Environmental Impact Report is being prepared by environmental consultant ESA to cover the environmental review requirements for the density increase. A Planning Commission public hearing on the proposed density increase is tentatively scheduled for September 27. Staff expects to issue a new RFQ/P in October.

Estrella Vista Affordable Housing Project, 3706 San Pablo Avenue. The project is under construction, and has nearly completed framing the housing units. The developer has drawn all funds from the City except for retention, and is now drawing construction loan funds.

Rehabilitation Projects. There have been no requests for ownership rehab projects. Staff is working with Resources for Community Development on a request to Alameda County for rehabilitation funds for the Bay Bridge Apartments at 1034 36th Street. Staff may request that unused CDBG owner rehab funds be reallocated to this project. Rebuilding Together has a rehab project scheduled and two applications.

Homeless. Staff pursued the following activities during the month of August:

- **Homeless Program Funding.** Staff has been attending meetings and workshops on the three State of California homeless funding sources and will work with Alameda County and neighboring cities to collaborate on projects.
- **Outreach.** 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) provides services for homeless outreach and case management, including a full-time staff person in Emeryville. 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.

- **Winter Shelter.** The City Council has approved \$15,000 in fiscal year 2018-19 to assist with the operations of the North County Winter Shelter. BFHP refers clients to the five Emeryville shelter beds. The Police and Senior Center have bus passes for people wishing to go to the Winter Shelter in the evening and return to Emeryville in the morning.
- **Family Front Door.** The Family Front Door to the Coordinated Entry System, covering Berkeley, Oakland, Emeryville, Albany and Piedmont, opened on October 4, 2017, and the City Council has approved \$25,000 to assist with the funding of this project in fiscal year 2018-19.

Housing Notification. Staff added 184 people to the Housing Notification List.

Housing Legislation. Staff is following the significant number of housing bills in the 2018 California State Legislature as well as Federal policy changes. Many final decisions will be made by the signing deadline of September 30. In addition, there are housing propositions that have qualified for the November State election.

Housing Developers. Staff spoke to two market rate housing developers and one affordable housing developer interested in developing and/or purchasing housing in Emeryville.

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

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

- **BMR Program.** One BMR unit was sold in August, at Emeryville Warehouse Lofts. Three are currently on the market, two at Andante and one at Green City Lofts; none of these has loan repayments to the City. One unit at Oak Walk is expected to go on the market in September.
- **Foreclosure Prevention.** Work continued on resolving a Notice of Default for a BMR unit with no loans at Oliver Lofts. A Notice of Default for a BMR unit at City Limits has been issued; staff is tracking the owners' resolution of the issue.
- **Subordinations.** No subordinations were approved or processed in August.
- **Loan Payoffs.** One loan payoff was completed in August in conjunction with the resale of the Emeryville Warehouse Lofts unit noted above.
- **Loan Applications.** No loan applications were received in August.
- **Owner Occupancy Violators.** There are currently two violation cases. One at Adeline Place involves a BMR with a FTHB loan; there have been unauthorized changes to the title and the Homeowners Association suspects the unit is being rented out; these issues are not responsive to monitoring; a Notice of Violation has been sent. The other is at Watergate and involves a FTHB loan in default of the mortgage; a Notice of Default/demand was sent in June. Staff has received notice of a trustee sale.
- **Owner Occupancy Waivers.** There are currently no waivers.
- **Owner Occupancy Monitoring.** Staff continued the owner-occupancy monitoring process for program participants. Monitoring revealed numerous potential Owner Occupancy violators. Cases are currently being researched and will be resolved with the support of the City Attorney's office.

- **Public Inquiries.** Staff responded to over 100 general inquiries via telephone and email from current and potential program participants, lenders, real estate agents, title companies, etc.
- **Program Documents.** Work continued on revising a suite of program documents including guidelines, applications, and internal procedures.

CAPITAL PROJECTS

Parking Management. The inter-departmental Technical Advisory Committee (TAC) met on August 8 to review recommendations for public discussion for each block in Emeryville and provide comment to the consultant team. Staff met with Vice Mayor Medina twice, on August 7 and 22, to develop the expectations for technical proposals to be evaluated under Requests for Proposals after the Parking Plan is adopted. Staff also met internally to discuss various aspects of parking management on August 14, 16, and 20. As previously reported, staff presented the Draft Final Parking Management Plan to the City Council on July 24. The Council made additional changes regarding the geography of specific improvement types and sought further detail on technology prior to adoption of the plan which has been continued to October 30. Revised milestones are now:

- City Council consideration of Plan adoption: October 30
- City Council consideration of ordinance to implement Plan recommendations – Fall/Winter 2018
- City Council consideration of contracts to implement plan recommendations – Winter 2018/2019
- Pilot program installation of meters and roll-out of permits – Early/Mid 2019

The complete Draft Final Plan is available at <http://emeryvilleparkingmanagement.com>.

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

- **Transit Center and Adjacent Plaza.** Staff managed accounts receivable in preparation for grants payable in reimbursable construction funding, and initiated planning for the site's opening, anticipated as a soft opening in September and a celebration in October.
- **Safe Routes to School.** The project has been deemed inactive. Resubmittal occurred in August based on new direction by the local assistance office.
- **Greenway Powell to Stanford.** In June, the State conducted a final inspection of the site. Final payment can now be sought after the retention to the contractor is paid, which is expected in September.

Grant Opportunities. Staff reviewed new grant opportunities related to voter supported initiatives passed in June 2018 including Regional Measure 3 and Proposition 68.

Grants Coordination. At its regular August 24 meeting, the Interdepartmental Grants Coordination Committee discussed various grant prospects, the status of grant applications that have been submitted, and the ongoing management of existing grants.

San Pablo Avenue Corridor Study. As previously reported, Emeryville has entered into a partnership agreement (“Project Charter”) sponsored by the Alameda County Transportation Commission (ACTC) for multimodal transportation improvement planning on San Pablo Avenue from Oakland to Richmond. Staff attended the third Technical Advisory Committee meeting on July 18, and coordinated an interdepartmental review of project alternatives on July 20. Emeryville has suggested analysis of center-running Bus Rapid Transit versus queue jump lanes and bus bulb-outs, with but protected bike lanes in both alternatives. Short-term alternatives will be discussed in early September and the analysis of alternatives will occur in November.

AC Transit Coordination. Economic Development and Housing staff participated in the meetings noted above under “Advanced Planning Projects” related to the AC Transit Emeryville Interagency Liaison Committee, and Lyft.

PUBLIC ART PROGRAM

Art Center. As previously reported, on January 16 the City Council approved a Request for Qualifications and Proposals (RFQ/P) for an Art Center at the City-owned 4060 Hollis Street site. The RFQ/P was released on February 12, and nine proposals were received by the April 13 deadline. The staff Selection Committee narrowed this to a “short list” of three responders, and, on June 29, received conceptual proposals from each of these three teams. On July 16, interviews of the three teams were held by a staff panel and a community based “Blue Ribbon Panel”. Following the interviews, calculations of the two interview teams’ scores were reviewed and analyzed by staff. In addition, Economic Development and Housing staff met with staff from Public Works, Building, Planning, and Fire to discuss process and estimated project schedules for the top scoring proposals in order to provide the City Council with additional information to consider when making their decision. A staff report was prepared and submitted for consideration by the City Council on September 17, with the recommendation that staff be authorized to enter into an Exclusive Right to Negotiate Agreement (ERN) with the top-rated team. Staff also prepared a thank you letter for the Blue Ribbon Panel participants and updated the project website at <http://www.emeryville.org/artcenter>.

Bus Shelter Temporary Public Art. Commission of the fifth phase of the program is underway this summer, with new artists to be solicited for installation in 2019. As previously reported, at its June 14 meeting, the Public Art Committee decided to change the theme from “Flora and Fauna” to “Art and Innovation: Fertile Ground”, which is intended to be inclusive of Flora and Fauna but allow more flexibility and abstract art. Artists may apply through September 14. Joseph Kodosky’s work is contracted for installation from September through December 2018.

Marina Public Art. A Request for Qualifications (RFQ) was released in October 2017 and 94 applications were submitted by the December 8 deadline. On March 20, the City Council approved the PAC’s recommendation of artists Ned Kahn, Ilan Averbuch, Matt Geller and Pete Beeman as the four semifinalists. In May, the four semifinalists submitted conceptual proposals for technical review. In June, the PAC voted unanimously to accept the Selection Panel recommendation to eliminate semifinalists Ilan Averbuch and Matt Geller from further consideration for technical reasons. Artists Ned Kahn and Pete Beeman submitted their final proposals on June 25, and they were interviewed on July 9. The Selection Panel recommended that both artists be commissioned if feasible, without modification. If only one artist were to be

selected, the panel recommended Ned Kahn. On July 12, the PAC decided to recommend that the City Council commission Ned Kahn's proposal for *Windy Jetty* and directed staff to complete liability and financial analysis of Pete Beeman's proposal for *The Emeryville Serpent* and bring findings back to the PAC for further consideration. Mr. Kahn's proposed commission will be considered by the City Council on September 17.

Public Market Public Art Plan. Dorka Keehn, of *Keehn On Art*, has been hired by City Center Realty Partners, owners of the Public Market, to prepare recommendations for the PAC's consideration for public art installations consistent with the advisory Shellmound Public Art District Plan. Per the Development Agreement for the Public Market project, the developer will present their selection process, phasing, and budget for the PAC's consideration and comment on no less than three occasions. Ms. Keehn presented materials for the PAC's consideration on July 12 and indicated that she would return with greater detail in September.

Public Art in Private Developments. In addition to the Public Market, the EmeryStation West, Estrella Vista, Emery Cove, and Sherwin Williams development sites are in various stages of privately developed public art, which could result in up to a dozen new works with value of over \$3 million.

ADMINISTRATION/OTHER

Employee Appreciation Luncheon. At the annual Employee Appreciation Luncheon on August 29, Community Development staff joined other City departments in recognizing the tireless efforts of our dedicated staff, and acknowledging their years of service to the City. This year, Building Permit Technician/Plan Checker Courtney Barrett was honored for 15 years of service. Congratulations Courtney!

Alameda County Planning Directors Meeting. On August 10, the Community Development Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of Piedmont. The group heard a presentation from staff of Bay Area Metro (ABAG/MTC) on the "Horizon" project and Plan Bay Area 2050, the next iteration of the regional Sustainable Communities Strategy and Regional Transportation Plan, which is due for adoption in 2021. Pending and recently adopted State planning legislation was also discussed, and reports were made on planning issues in each jurisdiction. The next meeting will be on September 14 in Oakland, hosted by the City of Oakland.

PilotCity "Flipped 2018" Conference. Economic Development and Housing Manager Chadrick Smalley was invited as a guest judge at the PilotCity Flipped 2018 Conference held in San Leandro on August 14. The conference was a production of PilotCity, an organization that is focused on areas of fundamental opportunity and transformation including telecommunications, energy, transportation, healthcare, and education innovation, and was led by interns and fellows. The conference included display of 6-weeks of prototype, pilot, and product development in areas from autonomous drone missions, telepresence technologies, internet of things, and bioprinting to smart city solutions, all conducted by high school students in partnerships with tech businesses. The conference included a "quick pitch" session where fellows presented product ideas and applications to a panel of judges. Staff has been corresponding with PilotCity on opportunities for partnership with Emeryville companies and

schools, and this event was an opportunity to learn more about how PilotCity's program operates.

East Bay EDA Economic Director's Council. On August 23, Housing Manager Chadrick Smalley attended the East Bay Economic Development Alliance Economic Development Director's Council meeting in Martinez. The major topic of discussion was the refinement of a scope of work for an East Bay regional marketing campaign that highlights the region's competitive strengths and diversity of communities and opportunities. East Bay EDA staff took the Council's input and will be further developing the scope of work into a Request for Qualifications for a consultant to lead the development of the campaign. The RFQ is expected to be circulated later this year.

California Adaptation Forum. On August 27-29, Association Planner Diana Keena attended the California Adaptation Forum in Sacramento, hosted by the Local Government Commission. Sessions covered sea level rise adaptation, a Bay shoreline flood explorer, California's fourth climate change assessment, infrastructure financing, resilience technical assistance for small local governments, and preparing an adaptation strategy.

Transportation Coordinating Committee. This staff-level group met on August 28 to provide an opportunity for all staff who work on car, pedestrian, bicycle, public transit, and related infrastructure projects to come together in one place. This bi-monthly forum allows staff to address needs, make and implement plans, and share information on their various transportation-related projects.

Cannabis Tax Measure. Economic Development and Housing staff provided support to the City Attorney, City Clerk, and Finance Department to develop public information and agenda materials related to the cannabis business tax, which is on the November 2018 ballot as Measure S.

Post Disaster Recovery Training. Community Development staff is participating in Post Disaster Recovery training to ensure that the City has adequate resources and logistics during or following a natural disaster or other significant event.

American Planning Association Activities. On August 29, Senior Planner Miroo Desai participated in the conference call meeting of the Local Host Committee of the 2019 National Planning Conference to be held in San Francisco next April.

Discards Management Plan. On August 24, Planning staff provided a last set of comments on the Discards Management Plan Checklist for new and remodeled projects drafted by Public Works staff. "Discards" refers to materials that are disposed and collected or otherwise removed from site to be deposited elsewhere (i.e. trash, recycling, compost, etc.).

Permit Tracking System and GIS. CRW TRAKiT, the City's permit tracking software, has now been live for over 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. Recently, Public Art, Brownfields, and Encroachment Permits have been added to

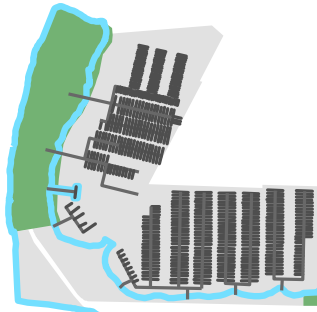
the system. Staff met on August 9 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

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 August 15 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

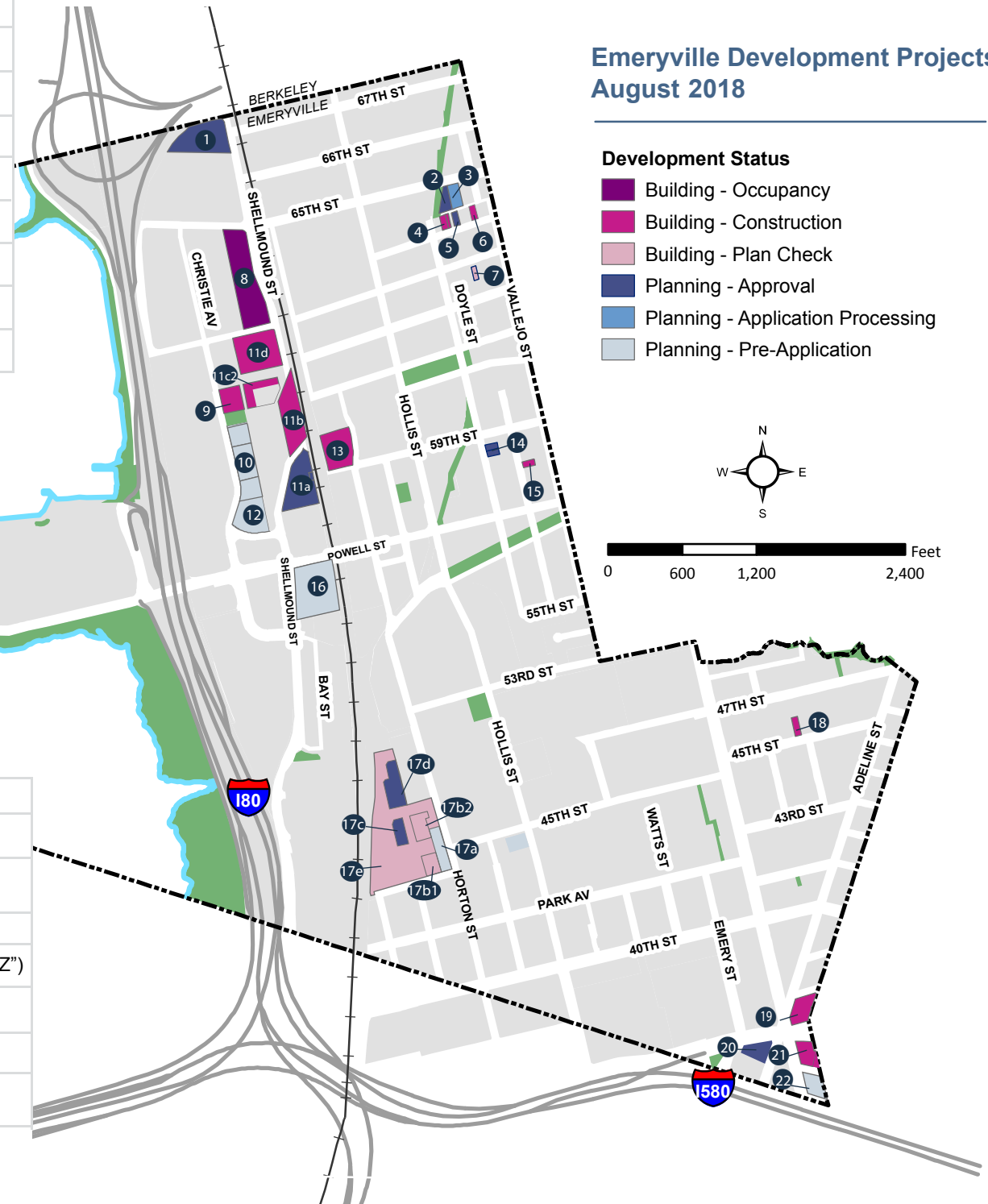
San Leandro Oral Board. On August 23, the Community Development Director assisted the City of San Leandro in conducting interviews for an Administrative Analyst in their Community Development Department.

PROJECT INDEX

1. Anton Evolve ("Nady Site")	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c2. Marketplace - Parcel C2
6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	12. 5850 Shellmound Way Mixed Use
8. Artistry Apartments Addition	



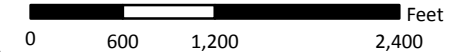
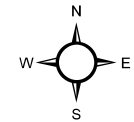
13. Emerystation West@Transit Ctr	17c. Sherwin Williams - Building C
14. Doyle Street Mews	17d. Sherwin Williams - Building D
15. 5876 Beaudry Street - New Unit	17e. Sherwin Williams - Parks and Open Space
16. Bay Street "Site B"	18. 1056 45th St. - New Unit
17a. Sherwin Williams - Existing Building	19. The Intersection Mixed Use ("MAZ")
	20. Adeline Springs
17b1. Sherwin Williams - Building B1	21. 3706 San Pablo Avenue
17b2. Sherwin Williams - Building B2	22. 3600 San Pablo Avenue



Emeryville Development Projects August 2018

Development Status

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



Community Development Department

Major Development Projects

August 2018

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
17a	Sherwin Williams Existing Bldg FDP 1450 Sherwin Avenue	Reuse of existing Bldg 1-31 Office - 74,000 s.f.	Awaiting FDP application.						
10	Christie Avenue Properties 5890, 5900 & 6150 Christie Avenue	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.						
22	3600 San Pablo Avenue Between 36th & 37th Streets	Supportive, low income, or mixed income family housing	CC study session 5/2/17. PC study session 5/25/17.						
12	5850 Shellmound Way Mixed Use NE Shellmound Way & Christie Ave.	Residential - 244 units Commercial - 7,000 s.f.	PC study session 9/28/17. Second PC study session 6/28/18.						
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. Third PC study session tentatively 10/25/18.						
11b	Marketplace - Parcel B 5950-6000 Shellmound Street	Temporary Surface Parking Lot - 210 spaces	PC hearing 9/27/18.						
5	Oceanview Townhomes 1270 Ocean Avenue	Residential - 3 units Demo 1 existing unit	PC recommended approval 6/28/18. CC approved 7/24/18.			CC - 7/24/18			
20	Adeline Springs 3637 Adeline Street	Residential - 29 units Live/work - 4 to 6 units	PC study sessions 7/27/17, 10/26/17 and 1/25/18. PC approved 3/22/18.			PC - 3/22/18			
17c	Sherwin Williams Building C 1450 Sherwin Avenue	Residential - 122 units Retail - 944 s.f.	PC approved FDP 2/22/18. Rough grading application submitted 4/24/18.			PC - 2/22/18			
17d	Sherwin Williams Building D 1450 Sherwin Avenue	Residential - 184 units	PC approved FDP 2/22/18. Rough grading application submitted 4/24/18.			PC - 2/22/18			
14	Doyle Street Mews 5876-5880 Doyle Street	Residential - 6 units Demo 6 existing units	PC voted to recommend approval 9/28/17. CC approved 11/7/17.			CC - 11/7/17			
17	Sherwin Williams Subdivision 1450 Sherwin Avenue	New open space and building parcels, Hubbard & 46th Sts.	PC approved Vesting Tentative Map 5/25/17. First phase final map recorded 5/15/18.			PC - 5/25/17			
1	"Nady Site" 6701 Shellmound Street	Residential - 186 units	PC certified FEIR and approved project 3/24/16. PC approved two-year extension 6/22/17.			PC - 3/24/16			
11a	Marketplace - Shellmound Site 5900 Shellmound Street	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			
2	Baker Metal live/work 1265 65th Street	Residential/live/work - 17 units	PC approved 8/27/09.			PC - 8/27/09			

Map Number	Project Location	Description	Status/Comments	Planning			Building		
				Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
17b1	Sherwin Williams Building B1 1450 Sherwin Avenue	Residential - 64 units Retail - 2,241 s.f.	Building permit application submitted 8/6/18.			PC - 2/22/18			
17b2	Sherwin Williams Building B2 1450 Sherwin Avenue	Residential - 130 units Gallery - 3,025 s.f.	Building permit application submitted 8/6/18.			PC - 2/22/18			
17e	Sherwin Williams Open Space 1450 Sherwin Avenue	3.5 acres of public park, greenway, and open space	PC approved 12/14/17. Application for fine graded (i.e. final design) submitted 5/16/18.			PC - 12/14/17			
7	Fourplex Expansion 1271 64th Street	Renovation of 4 existing residential units to add FAR.	PC approved 12/8/16. Building permit application submitted 12/7/17.			PC - 12/8/16			
15	New Residential Unit 5876 Beaudry Street	One new residential unit for a total of three units on the lot.	PC study session 6/23/16. PC approved 8/25/16. Building permit issued 8/16/17.			PC - 8/25/16			
11c2	Marketplace - Parcel C2 Residential 6251 Shellmound Street	Residential - 66 units	Building permit application submitted 8/30/17. Building permit issued 4/6/18.			PC - 5/28/15			
19	The Intersection - Residential 3800 San Pablo Avenue	Residential - 105 units	Bldg permit issued 1/22/16; 2nd fire destroyed framing 5/13/17. Repair permit issued 8/17/17.			PC - 8/22/13			
19	The Intersection - Commercial 3800 San Pablo Avenue	Retail - 17,158 s.f.	Commercial shell building permit issued 1/22/16. Demo permit for fire damage issued 7/7/17.			PC - 8/22/13			
6	Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permits issued 6/7/17. CC approved modifications to add roof decks on 3/6/18.			CC - 4/17/07			
9	Marketplace - Park Christie Avenue Park Expansion	Expansion and redesign of existing park as part of PUD.	PC approved 2/26/15. Building permit issued 1/11/18.			PC - 2/26/15			
21	Estrella Vista Affordable Housing 3706 San Pablo Avenue	Residential - 87 affordable units; Commercial - 6,130 s.f.	PC approved one year extension 1/28/16. Building permit issued 6/21/17.			PC - 1/22/15			
18	New Residential Unit 1056 45th Street	One new residential unit for a total of three units on the lot.	Building permit issued 8/9/16.			PC - 2/25/16			
11d	Marketplace - Theater Site 6301 Shellmound Street	Residential - 223 units	Building permit issued 2/3/17.			PC - 6/25/15			
13a	EmeryStation West/Transit Center 5959 Horton Street	Office/lab tower - 250,000 s.f.	Building permit issued 11/4/16.			CC - 2/16/10			
4	Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Permit for revised scope issued 4/23/18 when fees were paid.			PC - 8/27/09			
8	Artistry Emeryville Addition 6401 Shellmound Street	Add 6 units to 261-unit apartment approved in 1991.	Building permit issued 2/6/18. TCO issued 8/2/18.			PC - 2/23/17			

Glossary of Abbreviations:

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

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
MIXED USE PROJECTS			
<p>Sherwin Williams Project PUD 1450 Sherwin Avenue PUD13-001 Map No. 17</p>	<p>Planned Unit Development/Preliminary Development Plan (PUD/PDP) for redevelopment of former paint factory site and City-owned parcel for residential, retail, commercial, and park/open space, including new 46th Street and extension of Hubbard Street.</p>	<p>Planning Commission study session held October 24, 2013. City Council study session held December 3, 2013. PUD application submitted September 27, 2014. Planning Commission study session held October 30, 2014. City Council study session held January 20, 2015. EIR scoping meeting held January 27, 2015. Draft EIR published for 60-day public comment period on January 8, 2016, ending on March 8, 2016. Public hearing on DEIR held at February 25, 2016 Planning Commission meeting. Certification of Final EIR considered by Planning Commission on July 28, 2016 with Commission voting 2-2 on recommendation; so, went to City Council with no recommendation from the Commission. FEIR certified by City Council on September 6, 2016. Study session on revised proposal held by Planning Commission on July 28, 2016 and by City Council on September 6, 2016. Planning Commission recommended approval on September 22, 2016. City Council approved General Plan Amendment and first reading of PUD ordinance on October 18, 2016 and approved final passage of PUD ordinance on November 1, 2016. Amendment to PUD to allow removal of 11 existing street trees on Horton Street approved by Planning Commission on March 15, 2018; at public hearing on April 17, 2018. City Council continued the item to a future meeting. Conditional Use Permit for temporary surface parking lot approved by Planning Commission on June 28, 2018.</p>	<p>Kevin Ma Lennar Multifamily Communities (415) 975-4989 kevin.ma@lennar.com</p>
<p>Sherwin Williams Subdivision 1450 Sherwin Avenue SUBDIV16-002 Map No. 17</p>	<p>Subdivision of Sherwin Williams Project site into 10 new lots consisting of five building lots (one for existing building and four for new buildings), four park/ open space parcels, and one roadway parcel.</p>	<p>Subdivision application submitted August 15, 2016; Planning Commission approved Vesting Tentative Map on May 25, 2017. First phase final map approved on April 19, 2018 and recorded as Tract Map 8357 on May 15, 2018.</p>	<p>Kevin Ma Lennar Multifamily Communities (415) 975-4989 kevin.ma@lennar.com</p>
<p>Sherwin Williams Park/Open Space FDP 1450 Sherwin Avenue FDP17-002 Map No. 17a</p>	<p>Final Development Plan for 3.53 acres of new public park, greenway, and other open spaces, plus new 46th Street and extension of Hubbard Street.</p>	<p>Community meetings on parks/open space design held at ECCL on December 13, 2016 and April 6, 2017. FDP application submitted January 5, 2017. Planning Commission study sessions held on January 26, 2017, April 27, 2017, and October 26, 2017. Planning Commission approved on December 14, 2017. Received permit applications for rough grading on April 24, 2018 and for fine grading (i.e. park and open space design) on May 16, 2018.</p>	<p>Kevin Ma Lennar Multifamily Communities (415) 975-4989 kevin.ma@lennar.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
Sherwin Williams New Buildings FDP 1450 Sherwin Avenue FDP17-001 Map No. 17b	Final Development Plan for four new buildings accommodating 500 residential units and 2,000 to 8,000 square feet of ground floor retail/commercial space.	FDP application for new buildings submitted January 5, 2017. Study sessions held by Planning Commission on January 26, 2017, April 27, 2017, October 26, 2017, and January 25, 2018. Planning Commission approved on February 22, 2018. Received permit applications for rough grading on April 24, 2018 and for fine grading on May 16, 2018. Building permit applications for Buildings B1 and B2 received on August 6, 2018.	Kevin Ma Lennar Multifamily Communities (415) 975-4989 kevin.ma@lennar.com
Sherwin Williams Existing Building FDP 1450 Sherwin Avenue Map No. 17c	Final Development Plan for reuse of existing "Building 1-31" for approximately 74,000 square feet of office space, including pedestrian and bicycle "pass through" from 45 th and Horton Streets to new City park.	Lennar was in negotiations with a potential purchaser of the property, but this is now terminated, and a new purchaser is being sought. Sale depends upon recording of Phase I final subdivision map, which, as noted above, occurred on May 15, 2018. Awaiting submittal of FDP application from new purchaser.	Kevin Ma Lennar Multifamily Communities (415) 975-4989 kevin.ma@lennar.com
Marketplace - Shellmound Site ("Parcel A") 5900 Shellmound Street FDP14-002 Map No. 11a	Construction of new mixed-use building with approximately 167 residential units, approximately 14,000 square feet of retail space, and 222 residential parking spaces.	Community meeting held August 21, 2014. Planning Commission study session held October 2, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Second Planning Commission study session held January 22, 2015. Third Planning Commission study session held April 23, 2015. Planning Commission approved on July 23, 2015.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512 jeff_white@avalonbay.com
Marketplace – Parcel B 5950-6000 Shellmound Street FDP15-001 Map No. 11b	26,000 square feet of retail; 300 space parking garage.	Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Planning Commission study session on new design held December 10, 2015. Planning Commission study session on revised design held May 26, 2016. Planning Commission approved on June 23, 2016. Building permit application submitted February 17, 2017. Building permit approved on November 29, 2017, and ready-to-issue pending payment of fees. Building permit issued on January 12, 2018. Construction suspended pending redesign of project; application for revised FDP anticipated by the end of 2018. Planning Commission public hearing on proposed 210-space temporary surface parking lot scheduled for September 27, 2018.	Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpllc.com

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Marketplace – Parcels C1 and C2 6201 Shellmound Street (commercial) 6251 Shellmound Street (residential) FDP13-001 Map No. 11c1</p>	<p>30,000 s.f. New Seasons grocery store, 66 residential units; 291 space parking garage.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission study session on entire Marketplace project held December 11, 2014. Planning Commission study session on revised plan held January 22, 2015. Third Planning Commission study session held March 26, 2015. Planning Commission approved on May 28, 2015. Received building permit application on August 28, 2015 for Marketplace Tower utility bunker relocation from Parcel C. Received building permit application on November 24, 2015 for foundation for commercial shell and garage. Received building permit application for Phase II commercial shell and garage on April 18, 2016. Issued foundation only permit (Phase I) on May 25, 2016. Grading permit issued June 10, 2016. Building permit application for New Seasons Market tenant improvements submitted on June 28, 2016. Building permit for garage and commercial shell issued on August 25, 2016. Building permit for New Seasons grocery store tenant improvements issued on March 13, 2017. Building permit application for residential phase submitted on August 30, 2017. Grading permit application for residential phase submitted on September 1, 2017. TCO for garage issued on October 17, 2017. Grading and soil improvement permits issued for residential phase on February 13, 2018. Building permit for residential phase (Parcel C2) issued on April 6, 2018. CO for garage (Parcel C1) issued on May 7, 2018.</p>	<p>Grocery Store and Parking: Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpllc.com</p> <p>Residential: Jeff White Avalon Bay Communities, Inc. (415) 601-9512 jeff_white@avalonbay.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
Marketplace - Theater Site ("Parcel D") 6301 Shellmound Street FDP14-003 Map No. 11d	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 held 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. Grading and Site Demolition Permits issued on November 4, 2016, and permit for drill displacement columns/ground improvements issued on November 9, 2016. Building permit was approved on December 20, 2016 and was issued on February 3, 2017 when permit fees were paid.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512 jeff_white@avalonbay.com
Marketplace - Park Christie Avenue Park Redesign and Expansion 6202 Christie Avenue FDP14-001 Map No. 9	Redesign and expansion of Christie Avenue Park, as required by conditions of approval of Marketplace Redevelopment Project Planned Unit Development.	Community meeting held May 29, 2014. Planning Commission study session held 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. Building permit application submitted on May 2, 2017. Building permit issued on January 11, 2018.	Mark Stefan City Center Realty Partners (415) 395-2908 mark@ccrpllc.com
3600 San Pablo Avenue UPDR17-008 Map No. 22	Redevelopment of a 0.39 acre site for supportive housing, low-income affordable housing, or mixed income family housing.	City Council study session held May 2, 2017. Planning Commission study session held May 25, 2017.	Catherine Firpo Housing Coordinator (510) 596-4354 cfirpo@emeryville.org
5850 Shellmound Way Mixed Use Project UPDR17-011 Map No. 12	Construction of new 8-story mixed use building with 244 residential units, 7,000 square feet of commercial space, and 251 parking spaces.	Planning Commission study session held September 28, 2017. Second study session held June 28, 2018.	Dave Johnson Johnson Lyman Architects (925) 930-9690 Dave@JohnsonLyman.com

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>The Intersection Mixed Use Project (Maz) 3800 San Pablo Avenue UPDR13-001 Map No. 19</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. Building permit application for residential structure submitted on December 24, 2013. Building permit application for commercial shell renovation submitted on June 30, 2014. Issued foundation only permit for residential structure on September 12, 2014. Received demolition permit application on March 13, 2015. Issued permit for partial demolition of commercial structure on June 5, 2015. Received building permit application for superstructure of residential building above foundation on June 30, 2015. Issued underground mechanical, electrical, and plumbing permit on July 21, 2015. Issued building permit for commercial shell and residential superstructure on January 22, 2016. Six-alarm fire on July 6, 2016 destroyed wood framing of residential superstructure. Issued demolition permit for fire damaged debris above podium deck of residential structure on July 22, 2016. Approved repairs to fire damaged podium on September 27, 2016. Five-alarm fire on May 13, 2017 destroyed the wood framing of the residential structure for the second time. The existing Maz Building also suffered fire damage. Demolition permit to remove fire-damaged debris from residential structure issued on May 26, 2017. Demolition permit to remove fire-damaged debris and install temporary shoring for commercial structure issued on July 7, 2017. Application for building permit for residential podium repairs submitted on July 25, 2017. Building permit for residential podium repairs issued on August 17, 2017. Received building permit application on March 30, 2018 for fire damage repairs of commercial building (Maz building).</p>	<p>Rick Holliday Holliday Development (510) 588-5133 rick@hollidaydevelopment.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>EmeryStation West @ Emeryville Transit Center 5959 Horton Street UP09-03 Map No. 13a</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 started in May 2015. Received grading permit application to remove contaminated soil on June 4, 2015 and issued grading permit on July 22, 2015. Received building permit application on November 19, 2015. Issued permit for test piles prior to construction on June 28, 2016. Issued building permit for production piles on August 18, 2016. Received grading permit application on August 25, 2016. Building permit approved on September 13, 2016 and issued on November 4, 2016 when permit fees were paid. City Council approved Transportation Facility Impact Fee credit and refund of \$208,420 on March 21, 2017. Project celebrated “topping off” of final steel beam on May 12, 2017.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964 gsears@warehamdevelopment.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Site 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. Temporary buildings were moved to Recreation Center site at 43rd Street and San Pablo Avenue. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate with Madison Marquette expired in September 2012. Included in Long Range Property Management Plan (LRPMP) for former Redevelopment Agency property as required by State law. LRPMP adopted by City Council in February 2014 and submitted to State. LRPMP rejected by State. Subsequently, State approved amended LRPMP, which calls for redevelopment of Site B. Further site remediation required.</p>	<p>Chadrick Smalley Economic Development and Housing Manager (510) 596-4355 csmalley@emeryville.org</p>
RESIDENTIAL AND LIVE/WORK PROJECTS			
<p>Doyle Street Mews 5876-5880 Doyle Street UPDR16-002 Map No. 14</p>	<p>Construction of six new dwelling units and demolition of four existing legal and two existing illegal dwelling units. Demolition requires City Council approval.</p>	<p>Planning application submitted March 4, 2016. Planning Commission study session held April 28, 2016. Second Planning Commission study session held August 25, 2016. City Council study session held November 1, 2016. Third Planning Commission study session held for July 27, 2017. Second City Council study session scheduled for September 5, 2017. Planning Commission voted to recommend approval on September 28, 2017. City Council approved on November 7, 2017.</p>	<p>Jake Aftergood Wellworth Investment (510) 418-6105 jake.aftergood@gmail.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Nady Site 6701 Shellmound Street UPDR17-006 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. Subsequently, it was decided to prepare an Environmental Impact Report; 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. Subsequently, additional soil contamination issues arose, which applicant is addressing with Alameda County Department of Environmental Health. Conditional closure anticipated in Summer 2017, which will allow project to proceed to demolition and building permit application submittal. Anton terminated Purchase and Sale Agreement on March 18, 2017 and reinstated Agreement in June 2017. Two-year extension request of planning entitlements, to March 24, 2019, approved by Planning Commission on June 22, 2017. Anton terminated Purchase and Sale Agreement for a second time on October 1, 2017. Owner is seeking another developer. Property "red-tagged" and posted as unsafe to enter or occupy on July 20, 2018; owners served with Notice and Order to rehabilitate or demolish the property on July 27, 2018.</p>	<p>John Nady President/CEO Nady Systems, Inc. (510) 652-2411 ext. 3205 jnady@nady.com</p>
<p>Artistry Emeryville Addition 6401 Shellmound Street UPDR17-002 (UP91-13/DR91-13) Map No. 8</p>	<p>Addition of 6 apartment units in unused ground floor space of 261-unit apartment complex approved in 1991.</p>	<p>Planning Commission approved on February 23, 2017. Building permit application submitted April 25, 2017. City Council approved Affordability Agreement for one Below Market Rate unit on September 5, 2017. Building permit approved on November 14, 2017, and ready-to-issue pending payment of fees. Building permit issued on February 6, 2018. Temporary Certificate of Occupancy issued August 2, 2018.</p>	<p>Nazar Elwazir Equity Residential (404) 272-8674 nelwazir@eqr.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
Adeline Springs 3637 Adeline Street UPDR17-009 Map No. 20	Demolition of existing U.S. Spring industrial building and construction of new five-story building with 29 rental residential units and 4 to 6 live/work units.	Planning Commission study session held July 27, 2017. Second study session held October 26, 2017. Third study session held January 25, 2018. Planning Commission approved on March 22, 2018.	Ali Kashani RB Adeline LLC (510) 385-1340 akashani@citycentric.net
New Residential Unit 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 held June 23, 2016. Planning Commission approved August 25, 2016. Received building permit application on October 13, 2016. Building permit application approved on April 28, 2017 and is ready to issue pending payment of fees. Building permit issued on August 16, 2017. Affordable housing impact fee paid under protest. Protest denied by Community Development Director on November 28, 2017 and not appealed to City Manager, so decision is final, and fee stands.	Brad Gunkel Gunkel Architecture (510) 984-1112 brad@gunkelarchitecture.com
Oceanview Townhomes 1270 Ocean Avenue UPDR16-004 Map No. 5	Construction of three new townhomes and demolition of existing house. Demolition requires City Council approval.	Planning Commission study session on four-unit proposal held January 26, 2017. Commission directed that project be reduced in size. Community meeting on smaller three-unit proposal held at ECCL on April 5, 2017. Second Planning Commission study session held December 14, 2017. City Council study held January 16, 2018. Planning Commission voted to recommend approval on June 28, 2018; City Council approved on July 24, 2018.	Kristin Personett Indigo Design Group (510) 697-4289 indigodesigngroup@gmail.com
New Residential Unit 1056 45 th Street, Unit C UPDR15-008 Map No. 18	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. Received building permit application on April 21, 2016. Building permit issued on August 9, 2016.	Arnold Hernandez AAA Cad Works (510) 415-0583 aaacadworks@gmail.com
Multi-Unit Residential Project 1225 65 th 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. Third study session tentatively scheduled for October 25, 2018.	Moshe Dinar, AIA (510) 759-2133 dinararch@sbcglobal.net
4-Plex Expansion 1271 64 th Street UPDR16-007 Map No. 7	Addition of third floor to existing four-unit residential building, increasing size of two units from 2-bedroom to 3-bedroom.	Planning Commission study session held August 25, 2016. Second study session held October 27, 2016. Planning Commission approved on December 8, 2016. Received building permit application on December 7, 2017.	Aquis Bryant, Owner (707) 205-7605 richkidentinc@gmail.com

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Estrella Vista Affordable Housing 3706 San Pablo Avenue UPDR14-001 Map No. 21</p>	<p>Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project with approximately 87 units and 6,130 square feet of commercial space.</p>	<p>Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) with EAH 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 (DDA) on April 16, 2015. One-year extension of planning permits approved by Planning Commission on January 28, 2016. City Council approved \$3.5 million loan commitment on February 16, 2016. Low Income Housing Tax Credits awarded June 8, 2016. Building permit application submitted on September 26, 2016. City Council approved additional \$1 million loan commitment on January 17, 2017. Building permit approved on April 20, 2017 and is ready to issue pending payment of permit fees. City Council approved \$4.5 million construction loan and DDA amendment on May 16, 2017. Grading permit application submitted on May 19, 2017 and issued June 28, 2017. Building permit issued June 21, 2017. Groundbreaking ceremony held October 11, 2017.</p>	<p>Ethan Daniels EAH Housing (415) 295-8886 Ethan.Daniels@eahhousing.org</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01 Map No. 6</p>	<p>Construction of two new dwelling units and demolition of one existing dwelling unit. Demolition requires City Council approval.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed on February 15, 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. Permit to remove 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” several 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, and have been reactivated after a temporary suspension. Building permits were approved and ready to be issued in December 2016 pending payment of permit fees. On December 12, 2016, received permit application to demolish existing house. Demolition permit issued June 2, 2017; building permits for two new units issued June 7, 2017. Planning Commission recommended approval of design modifications to add roof decks on 4-1 vote with one abstention and one absence on January 25, 2018; City Council approved modifications on 3-2 vote on March 6, 2018.</p>	<p>Ali Eslami (510) 774-8387 a.ali.eslami@outlook.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
<p>Baker Metal Live/work 1265 65th Street UP07-09, DR07-15 Map No. 2</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live/work units and a 672 square foot cafe/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Project is vested because it is part of same planning approvals as Ocean Avenue Townhomes at 1276 Ocean Avenue, which are under construction (see below).</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15 Map No. 4</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live/work project (see above). 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. Met with applicant on October 29, 2015 to discuss third floors added to Units 3 and 4 without permits; applicant was directed to remove third floor from Unit 3 and legalize third floor in Unit 4 by submitting a building permit application, including enlargement of windows in all units to comply with egress requirements. Letter to this effect was sent to applicant on October 30, 2015. Revised plans for work without permits were submitted on December 16, 2015. First review comments sent on January 6, 2016. Revised plans received May 13, 2016; second review comments sent on June 6, 2016. Revised plans received October 20, 2016; third review comments sent on November 11, 2016. Revised plans received December 27, 2016; fourth review comments sent January 31, 2017. Fire Department approved fifth review plans on February 3, 2017. Revised plans received June 2, 2017; sixth review comments sent June 16, 2017. Revised plans approved on August 22, 2017; permit for revised scope of work issued on April 23, 2018 when fees were paid.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776 sshamszad@yahoo.com</p>

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Project Name, Address/Location, Case File Number, Map Number	Description	History/Status	Contact
OTHER			
Christie Avenue Properties 5890, 5900 and 6150 Christie Avenue Map No. 10	Redevelopment of three City-owned Parcels south of Christie Avenue Park.	Planning Commission study session held December 11, 2014. City Council study session held February 3, 2015.	Chadrick Smalley Economic Development & Housing Manager (510) 596-4355 csmalley@emeryville.org

	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-18	TOTAL
PERMITS ISSUED													
Building Permits	15	12											27
Plumb., Elec., Mech.	18	23											41
Fire	14	16											30
MON. TOTALS	47	51	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	98
VALUATION													
Residential	\$319,948	\$96,400											\$416,348
Sub Permits	\$146,151	\$866,774											\$1,012,925
Commercial	\$1,321,020	\$702,897											\$2,023,917
MON. TOTALS	\$1,787,119	\$1,666,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$3,453,190
FEES COLLECTED													
General Plan	\$9,986.30	\$6,950.46											\$16,936.76
Building Standards Admin.	\$97.00	\$73.00											\$170.00
Technology Fee	\$1,997.27	\$1,390.09											\$3,387.36
Building Permit	\$13,426.84	\$6,760.38											\$20,187.22
Plan Review	\$17,146.49	\$559,074.05											\$576,220.54
Energy Review	\$835.01	\$102,106.47											\$102,941.48
Electrical Permit	\$2,669.16	\$2,062.56											\$4,731.72
Plumbing Permit	\$993.25	\$1,310.94											\$2,304.19
Mechanical Permit	\$1,394.60	\$881.50											\$2,276.10
S.M.I.P.	\$448.25	\$222.10											\$670.35
Microfiche	\$125.07	\$62.37											\$187.44
Fire Dept. Fees	\$14,379.37	\$16,688.38											\$31,067.75
Sewer Connection	\$265.00	\$0.00											\$265.00
Bay-Shell	\$0.00	\$0.00											\$0.00
Transportation Facility*	\$0.00	\$0.00											\$0.00
School	\$0.00	\$0.00											\$0.00
Art Public Places	\$0.00	\$0.00											\$0.00
Parks & Recreation*	\$0.00	\$0.00											\$0.00
Affordable Housing*	\$0.00	\$0.00											\$0.00
Other : (PSL, AMMR)	\$2,305.00	\$4,114.00											\$6,419.00
MON. TOTALS	\$66,068.61	\$701,696.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$767,764.91

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

BUILDING DIVISION INSPECTION LOG FY 2018/2019

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2018-2019												TOTAL	
				Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19		
ARTISTRY EMERYVILLE ADDITION (6 units)	\$1,020,000	6-Feb-18	100%	4	2												6
AVALON PUBLIC MARKET PARCEL D APTS	\$61,748,480	3-Feb-17	70%	130	198												328
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	98%	0	0												0
THE INTERSECTION RESIDENTIAL ^{2 3}	\$20,760,000	22-Jan-16	20%	0	0												0
THE INTERSECTION COMMERCIAL	\$3,723,701	22-Jan-16	0%	0	0												0
EMERYSTATION WEST/TRANSIT CENTER	\$51,000,000	4-Nov-16	83%	11	15												26
MARKETPLACE PARCEL C2 (Residential)	\$25,530,744	8-Apr-18	17%	18	14												32
MARKETPLACE PARCEL B (Pavilion, Restaurant)	\$3,769,381	19-Jan-18	0%	0	0												0
MARKETPLACE PARCEL B (Garage)	\$16,392,521	19-Jan-18	0%	0	0												0
NEW SEASONS MARKET TI (Parcel C)	\$4,172,832	13-Mar-17	98%	0	0												0
CHRISTIE AVENUE PARK (Redesign and Expansion)	\$1,980,357	11-Jan-18	0%	0	0												0
ESTRELLA VISTA, 3706 SAN PABLO AVENUE	\$44,394,026	17-Jun-17	50%	33	133												166
CITY INSPECTIONS	CONT.	CONT.	CONT.	121	250												371
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	4	21												25
				321	633	0	0	0	0	0	0	4	0	0	0		954

¹Code Enforcement expanded duties - July 3, 2012. ² Demolition permit 7-21-16; ³ 2nd Demolition permit 5-26-17