


CITY OF EMERYVILLE



MEMORANDUM

DATE: February 1, 2010

TO: Patrick D. O’Keeffe, City Manager

FROM: Charles S. Bryant, Director of Planning and Building 

SUBJECT: Progress Report – January 2010

I. City Council/Planning Commission/Committees

- **City Council.** The following planning and building related items were considered by the City Council/Redevelopment Agency at their January 19 meetings:
 - *Greenway.* The Redevelopment Agency passed a “Resolution of Necessity” to acquire by eminent domain the last remaining part of the Greenway north of Powell Street, just south of 59th Street, which will complete that block.
 - *General Plan FAR Map Amendment.* The City Council adopted an amendment to the General Plan modifying the Maximum Floor Area Ratios Map to increase the floor area ratio to 2.0/3.0 on the Pixar Animation Studios campus and to increase the floor area ratio to 3.0/4.0 on the Wareham Development property between Horton and Peladeau Streets from Powell Street to 64th Street.
- **Planning Commission.** The Planning Commission considered the following items at its January 28 meeting:
 - *Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.* The Commission considered a Conditional Use Permit and Design Review permit for a proposal to remove two surface parking lots in the 5900 and 6100 blocks of Horton Street and construct two separate buildings: an office/laboratory building and a parking garage. The proposed Emery Station West building, adjacent to the Amtrak Station, is a 165 feet tall high-rise tower accommodating approximately 248,300 gross square feet of office/lab space, 148 car parking spaces, four bus bays and ground level active space accommodating retail and transit (Amtrak) oriented functions. There is a roof terrace on the third floor of the building that will connect to the existing pedestrian bridge over the railroad tracks. The proposed Heritage Square Garage building, on the east side of Horton Street, is a 73 foot tall building accommodating approximately 211,000 gross square feet of parking and providing 675 parking stalls, with 3,620 square feet of active ground floor commercial space along Horton Street. The proposal also includes a public plaza between the Amtrak Station and the proposed Emery Station West building which will include a protected pedestrian waiting area and pedestrian access improvements. Following lengthy presentations, public testimony, deliberations, and discussion of four new conditions of

approval, the Commission unanimously adopted the Mitigated Negative Declaration, but then deadlocked 3-3 on approval of the project. This action is tantamount to a denial of the project, and is appealable to the City Council.

- *National Holistic Institute (NHI) Signs.* The Commission approved a Major Sign Permit to allow three wall signs on the west and south faces of the new National Holistic Institute at 5900 Doyle Street.
- *Time Extension for Planning Permits.* The Commission held a study session to consider options for extending the expiration date of planning permits to a total of five years from the date of final approval. The Commission decided that such a measure should be temporary, applying only to current projects, and should apply on a case-by-case basis. Staff was directed for prepare an appropriate ordinance for consideration at the next Commission meeting.
- *Zoning Update Steering Committee.* The Zoning Update Steering Committee did not meet in January. Their next meeting will be on February 23. The Executive Committee held a meeting on January 26 to prepare for the February meeting and discuss the review and completion of the zoning regulations.
- *Park Avenue District Advisory Committee.* The committee did not meet in January. The next regular quarterly meeting will be on February 10.
- *Housing Committee.* Informational fliers and canvas shopping bags promoting the 2010 U.S. Census were provided to the Housing Committee, in its capacity as the City’s “Complete Count Committee”, at its January 6 meeting.
- *Technology Committee.* At its January 26 meeting, the committee heard a presentation and then endorsed the Planning and Building Department’s proposal for a permit tracking system using CRW’s “TRAKiT” software, and to pay for the system from a new “Technology Fee” on building permits.
- *Transportation Committee.* At the January 26 meeting, the Committee considered the proposed route for the annual “Shortest Triathlon Ever” event. It also discussed a proposal for a weekly Farmers Market and signage for commercial trucks using Park Avenue.
- *Bicycle/Pedestrian Advisory Subcommittee.* At the January 4 meeting of BPAC the subcommittee discussed possible traffic calming measures for Horton Street and other bicycle boulevards, but was unable to take action due to lack of a quorum. The Committee also reviewed a proposed Target store at the former Expo Design Center building on 40th Street.
- *I-80 Pedestrian-Bicycle Bridge.* The I-80 Bridge Committee met on January 25 to elect a new committee chair (Matt Weber) and vice chair (Jennifer West) and to hear a project and schedule update from HQE, the City’s consultants. The Committee also discussed a community workshop planned for Wednesday, February 24, from 6:30 – 8:30pm in the Council Chambers.

- **Community Events Committee.** At the January 12th meeting, the committee reviewed and approved one application for a wedding at the Emeryville Marina.

II. Planning Division

- **Development Coordinating Committee.** The regular DCC meeting of January 13 was cancelled because all major development projects currently being processed have already been reviewed by the committee.
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - **Emery Station West @ Emeryville Transit Center.** This is a proposal by Wareham Development to construct two separate buildings, an office/laboratory building and a parking garage, on two surface parking lots in the 5900 and 6100 blocks of Horton Street. Emery Station West, adjacent to the Amtrak Station, is a 165 foot tall high-rise accommodating approximately 200,000 square feet of office/lab space, parking, and ground level active space for retail and transit (Amtrak) oriented functions. The Heritage Square building, on the east side of Horton Street, is a 73 foot tall, seven-level garage structure accommodating 675 parking stalls and a small amount of active space on the ground floor. An Initial Study/Mitigated Negative Declaration (IS/MND) for the project was published on November 7 and the public comment period ended on December 9. Five comment letters were received, and a "Response to Comments" document was prepared. The Feasibility Study/Remedial Action Plan (FS/RAP) prepared for remediation of the site was published concurrently with the IS/MND. A community meeting to discuss the FS/RAP was held at City Hall on November 19. Staff met with the applicant to discuss the project on January 4 and 25. A meeting was held on January 19 with the project architect, landscape architect, and the City's urban design consultant to discuss the design of the public plaza between the Amtrak station and the Emery Station West building. As noted above, on January 28 the Planning Commission unanimously adopted the Mitigated Negative Declaration but then deadlocked 3-3 on approval of the project. This is tantamount to a denial and is appealable to the City Council.
 - **Bay Street.** Staff has held ongoing meetings with Madison Marquette to discuss development of "Site B" and the unbuilt portion of "Site A". The unbuilt portion of Site A is north of Christie Avenue, is owned by Madison Marquette, and is already entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing Planned Unit Development (PUD), for which an Environmental Impact Report (EIR) has already been certified. Site B lies between the unbuilt portion of Site A and Powell Street, and is owned by the Redevelopment Agency. Site B will be developed with a department store and public parking and will be processed as a Conditional Use Permit and Design Review. A Mitigated Negative Declaration will be prepared for this project because the General Plan EIR, which was certified by the City Council on October 13, covers the project in general terms. Applications for the FDP and Use Permit are expected to be submitted

- within the next few months. Staff met with the applicant on January 22 to discuss traffic circulation issues.
- *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 2008. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. Staff is waiting for submittal of further information before bringing these FDP applications forward to the Planning Commission and City Council for approval.
 - *Target.* On December 16, a design review application was received for a new Target store in the vacant Expo Design Center building at 40th and Horton Streets. In accordance with the Memorandum of Agreement governing the Emeryville/Oakland Joint Planning Authority, which has jurisdiction over the East BayBridge Shopping Center, Emeryville is conducting administrative design review and Oakland will issue the building permit. Staff is working with Target to refine the design, and expects to issue an approval letter in February. Target anticipates an opening date in March 2011.
 - *AgeSong.* Planning staff signed the Certificate of Occupancy, which was issued by the Building Division on January 7. On January 21, Planning and Building staff members were given a guided tour of the completed facility by the architect and contractor.
 - *Amyris Biofuels Pilot Plant.* Staff met with Amyris on January 12 about amending the use permit to increase the pilot plant's permitted fermentation capacity from 800 liters to 1200 liters, and sent an email to the Planning Commission summarizing the project and impacts and proposing an administrative amendment. If no Commissioners object, the amendment will be approved administratively in early February.
 - *Farmers Market.* Staff analyzed parking for two potential sites (62nd Street and Public Market); met with other departments and Mark and Holly Brett of Island Earth Farmers Markets; sent them a map of traffic volumes, large employers and potential sites; and met with the Transportation Committee regarding traffic and parking on 62nd Street. Staff also helped would-be operator Shamitha Johnson of Urban Classics Events measure Harlan Street for possible booths.
 - *5750 Christie Subdivision.* On January 15, Planning, Public Works, and Economic Development staff met with a surveyor who has prepared a map for a new parcel on the northwest corner of Christie Avenue and Shellmound Street (across from Burger King), for future development of a new "pad" building. Staff advised him that the Planning Commission would not be likely to approve such a subdivision unless a new building proposal were also presented, and that any such proposal should be a high density, mixed use, pedestrian-oriented project, consistent with the General Plan's vision for the area and the proposed department store and hotel across the street. He said he would advise the owner, who is considering his options.

- *Zeta Homes, 36th and Adeline.* Staff of Economic Development, Planning, and Public Works met on January 13 with Zeta, a company that designs zero-emission factory-built homes for urban infill development, to discuss possible development of the two small parcels owned by the Redevelopment Agency at 36th and Adeline Streets. This product may also have potential for small residential infill projects elsewhere in the city.

- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Target, 1555 40th Street.* A minor Design Review application to expand the building footprint from 117,726 to 140,515 square feet and refurbish the building was received on December 16, 2009. Comments were submitted to Target on January 15; staff is expecting revised plans shortly (pending).
 - *Fresh Choice, 5750 Christie Avenue.* A minor Design Review application to refurbish the old Lyon's restaurant building and add outdoor seating was received on December 17, 2009; staff has requested a change in signage and is awaiting the applicant's response (pending).
 - *Garden Shed, Big Daddy's Community Garden.* A minor Design Review application to build a garden shed in Big Daddy's Community Garden space was received on January 27, 2010 and is being reviewed (pending).
 - *Doors at Marketplace, 6005 Shellmound Street.* A minor Design Review application to replace two doors with new aluminum doors was received on January 6, 2010 and was approved on January 11, 2010.
 - *Subdivisions*
 - *Parcel Map Application, 1001 42nd Street.* An application to merge five parcels into three was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties viable. Staff is waiting on the applicant's decision (pending).
 - *Code Enforcement:*
 - *DeNoise, 1501 Powell Street.* The business owner has agreed to remove the largest sign violation, and staff is working with the owner on the remaining signs (pending).
 - *Bon Motif Company, 4045 Horton Street.* Staff sent a letter on January 26, 2010, directing the manager to remove two signs on the outside wall, which state that on-street parking in front of the business is reserved for customers (pending).

- ***Advanced Planning Projects.***

- *General Plan.* As noted above, the City Council approved a modification to the Maximum Floor Area Ratios Map to match the height map on January 19. This final “clean up” measure completes the General Plan Update that was initiated by the City Council almost six years ago. Staff will now print copies of the plan for distribution to the City Council, Planning Commission, Steering Committee, and other interested parties. Staff has started preliminary work designing a General Plan poster as provided by the scope of work for the General Plan Update.
- *Housing Element.* Staff continues to work on revising the Housing Element to respond to comments received by the State Department of Housing and Community Development. This includes developing a more detailed inventory of sites for future housing. The revised element is scheduled to be reviewed by the Housing Committee and Planning Commission in March and to be considered for approval by the City Council in April.
- *Zoning Update.* Staff held two meetings in January to review and comment on consultant drafts of the Code Administration section of the new zoning regulations.
- *Design Guidelines:* Staff has been working with consultants to prepare a new draft of the Design Guidelines for Steering Committee review at their February 23 meeting.
- *Pedestrian and Bicycle Plan:* Staff developed a draft Request for Proposals (RFP) for Preparation of a new Pedestrian and Bicycle Plan, to update the current Bicycle and Pedestrian Plan and to implement the policies of the new General Plan. The draft RFP will be reviewed by the Bicycle and Pedestrian Advisory Subcommittee, the Transportation Committee, and the Planning Commission in February, and will be presented to the City Council for approval on March 16, prior to its release. Staff held two meetings in January to discuss the new Pedestrian and Bicycle Plan and to review the draft RFP.
- *Parks and Recreation Strategic Plan.* Staff edited an Activity-Facilities Matrix Exercise and an Existing Conditions Report, took photos of parks for the report, and posted several documents on the City’s website – www.emeryville.org/parksandrecplan .
- *Census 2010.* Staff helped to arrange for the Census Bureau to use the Senior Center for a Questionnaire Assistance Center. As noted above, informational fliers and canvas shopping bags promoting the Census were provided to the Housing Committee, in its capacity as the City’s “Complete Count Committee”, at its January 6 meeting. Fliers were distributed in the elementary school “Wednesday packets” and at City facilities including the Child Development Center, Recreation Center, and Senior Center. Canvas shopping bags were also distributed at the Senior Center. Other activities include putting fliers at local restaurants and putting information on the City website and newsletter.

- *Traffic Facilities Impact Fee.* Staff reviewed a scope of work prepared by Fehr and Peers for a study session for a new Transportation Impact Fee study based on the multi-modal policies of the new General Plan. The study session is being planned for a City Council meeting in March.
- *Alternative Transportation Plan.* Nelson\Nygaard is developing transportation strategies and a schedule for a workshop and plan completion.
- *Parking.* On January 15, staff met with Wilbur Smith Associates to review a parking management presentation for a City Council study session.
- *I-80 Pedestrian-Bicycle Bridge.* On January 5 the “Project Study Report” was signed by Caltrans, meaning that this bridge is now an official “project” in their eyes. The next steps will include preparation of an environmental document and technical studies, BCDC design review, and a community workshop. The Project Development Team met at Caltrans headquarters on January 12 to discuss these things. Staff also met with our consultants, HQE, on January 22 to discuss planning for the community workshop.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. are working to satisfy the archeological elements of environmental review for the project.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets after review by the Bicycle/Pedestrian Advisory Subcommittee and is working to put together an order for new signs.
- *Water-Efficient Landscape Ordinance.* Staff spoke with East Bay Municipal Utility District, began adapting the model ordinance to fit into the Emeryville Municipal Code, and began drafting the ordinance.
- *Eastshore State Park.* East Bay Regional Park District staff is still reviewing a draft Request for Proposals prepared by our Planning staff for a team to design the Powell Street Frontage/Upland Area.
- *Park Avenue District.* After meeting with the Public Works and Transportation Committees, staff designed signs and a map directing trucks where to turn onto Park Avenue. The signs and maps will be presented to the Park Avenue District Advisory Committee on February 10. Staff began planning a grand opening for the Park Avenue street improvements for July or August.
- *Art in Parks.* Staff gave the Public Art Committee secretary a list of parks with no art and potential locations for art in those parks.

III. Building Division

- The attached tables summarize the seventh month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of January continues a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced in the past fiscal year. For January a total of 51 permits have been issued, based on a total valuation of \$1.7 million and generating \$258,000 in fees. During the same period, 328 inspections have been conducted, of which 207 (about 63%) were related to major projects, and 121 (about 37%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- A temporary certificate of occupancy was previously issued for 1401 Park Avenue and a final certificate of occupancy will be granted upon receiving “as built” signed drawings from the architect of record. Both the Vue 46 and Age Song Assisted Living projects requested and received their final certificates of occupancy in January. All five single family residences of the Oak Walk project located on 41st street have received their final permit signoffs; the three new buildings will receive their certificates of occupancy when Stormwater Operational and Maintenance agreements are in place and other conditions are met. Construction continues on other major projects, including the Marina south dock replacement, National Holistic Institute, Pixar Phase II and West Village, Bridgewater remodel (63 units), and the Flat Iron building. The Building Division anticipates several new development projects in fiscal year 2009-2010 including Magnolia Terrace, San Pablo Townhouses, Papermill live-work and residential project, Bakery Lofts (Phase IV); EmeryStation Greenway; Clif Bar tenant improvements at Emery Tech; EmeryStation West/Transit Center; and City of Emeryville Police Station renovation and temporary buildings.
- The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provide feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other Cities, and finally suggestions of how services can be improved. For the month of January, the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.
- The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects’ development teams. These meetings’ focus is to aid the applicant and identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in January included:

- *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility seismic, and tenant improvements.
 - *Pixar Phase I* – 1200 Park Avenue; tenant improvements to café.
 - *AgeSong* – 4050 Horton Street; architect and shop drawings.
 - *Emeryville Marina* – 3310 Powell Street, electrical.
 - *Clif Bar* – 1450 65th Street; tenant improvements.
 - *Residential Remodel* – 1048 47th Street; phase 2 remodel upgrades.
 - *State Farm Insurance* – 1400 65th Street; tenant improvements.
 - *Gracernote* – 2000 Powell Street, 12th floor; tenant improvements.
 - *Watergate Condominiums* – 8 Captain Drive; boardwalk remodel.
 - *Onpoint Analysis* – 2000 Powell Street, #860; tenant improvements.
 - *Starbucks Coffee* – 3839 Emery Street, #800; tenant improvements.
 - *Clipper Club* – 5 Captain Drive; pool heater replacement.
 - *Magnolia Terrace* – 4001 Adeline Street; residential renovation for developmentally disabled adults.
- Construction meetings (weekly) and site visits were held in December for the following projects:
 - *AgeSong Assisted Living project* – 4050 Horton Street; 121 assisted living units, 28 independent living units.
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Flatiron Building* – 3645 San Pablo Avenue; 3,000 square foot new restaurant building.
 - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
 - *National Holistic Institute* – 1290 59th Street; seismic upgrade and tenant improvements.
 - Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; seismic upgrade, tenant improvements, photo-voltaic solar system.
 - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
 - *Pixar Phase II* – northeast corner of Park Avenue and Hollis Street; 155,000 square foot production/office building.
 - *Flatiron Building* – 3645 San Pablo Avenue; 3,000 square foot new restaurant building.
 - *1401 Park Avenue* – 43 residential units and 11 live-work units over 83 parking spaces. A final certificate of occupancy (CO) is pending.
 - *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings. Temporary certificates of occupancy (TCO) are pending.
 - The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In January, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 10 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 7 applications submitted.

- Building Division staff fielded a total of 171 counter contacts and 126 telephone queries in January.

- The Building Division continues to observe consistency in the amount of inspection requests for January. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy continues to dictate the amount of construction activity. Field inspection staff performed 328 inspections in January and anticipates this trend to continue throughout the first part of this calendar year. This is an average of 164 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects such as Pixar Phase II and Pixar West Village account for an adjusted seven hours per day for one inspector with additional field staff support on a periodic basis. Presently, field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division's voice mail system 24 hours until 7:00 a.m. the day of the inspection request.

- The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. In addition, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

IV. Administration/Other

- *Priority Development Area Assessment.* On January 29, staff hosted a meeting with regional planning representatives to discuss how Emeryville's growth and development fits into the regional Sustainable Communities Strategy that is being developed as required by SB 375. Attending the meeting were representatives from the Joint Policy Committee (ABAG/MTC/BCDC/BAAQMD), Association of Bay Area Governments, Alameda County Congestion Management Agency, AC Transit, Emery Go-Round, Emery Unified School District, and various City departments including Planning and Building, Economic Development and Housing, Public Works, Community Services, and the City Attorney. Staff reviewed the recently adopted General Plan, which was well received by the regional representatives. Issues discussed included the need for cities to retain their Redevelopment funds, sanitary sewer capacity constraints on future growth, the Center of Community Life, family friendly housing, capital improvement projects and funding, transportation issues, and more. The Joint Policy Committee is holding similar meetings with cities throughout the Bay Area with designated Priority Development Areas as they prepare their Sustainable Communities Strategy, which is planned for completion and adoption by 2013.

- *Allegro Ballroom Proposed Expansion.* On January 19, the Allegro Ballroom Chairperson, accompanied by an architect and engineer, met with the Building Division and Fire Department staff to review a proposed change of use from storage to assembly occupancy. Various code issues were discussed as a result of the Building Division and Fire Department's investigation of the existing storage area utilized as a dance hall and exceeding occupant loads in December 2008 and in July 2009. The investigation observed non-permitted use, and was followed by Notices of Violation prohibiting further use of the area. The meeting identified minimum code requirements, seismic upgrades, accessibility for bathrooms, exiting, and non-permitted storage construction details that are required to be addressed. Permit application, planning approvals and plans are required to be submitted and approved before the change of use will be permitted.
- *SIRE Digital Document Management.* For many years the City's Building Division has microfiched completed project plans per the State Public Records Act including plan retention. While City staff has access to the microfiche for reference, the end user is typically the general public who request access to the microfiche for a particular property. The microfiche is retrieved from a file cabinet and projected through the Planning and Building Department's vintage projector for review. Recently, the City has obtained the services of L.R. Hines as our records management vendor using the "SIRE" document management system. Along with scanning property files for the Planning and Building Department's cabinet, finalized plans more than 180 days old will also be sent to L.R. Hines for digital conversion. The agreement includes plans pick-up, return as necessary, image indexing, delivery on a CD-R media, and importing into the specified SIRE cabinet. In the future, plans will be accessed for reference as "read only" to the public from the Planning and Building Division front counter at the touch of a keyboard.
- *Permit Tracking System.* As noted above, the Technology Committee approved the Planning and Building Department's selection of CRW/TrakIT as our new permit tracking system on January 26. On February 2, the full City Council is expected to approve the contract with CRW, as well as a financing plan and an amendment to the Master Fee Schedule to add a "technology fee" on building permits to pay for the new system. The contract will then be finalized and a "kick-off" meeting with CRW will be scheduled. The "ramp up" period is expected to be about six months, with the system "going live" in July.
- *State of the City Address.* On January 20, the Planning and Building Director attended the Chamber of Commerce's annual State of the City luncheon and heard very informative presentations from the Mayor and City Manager.

V. Status of Major Development Projects

- Attached is a bar chart that illustrates the progress of each major project through the Planning and Building "pipeline", and an update of the Major Projects table that contains more detail on the status of major development projects currently being processed by the Department.

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
PERMITS ISSUED													
Building Permits	15	19	14	30	16	20	13	0	0	0	0	0	127
Plumb., Elec., Mech.	28	42	24	41	31	36	24	0	0	0	0	0	226
Fire	8	5	10	6	14	9	14	0	0	0	0	0	66
MON. TOTALS	51	66	48	77	61	65	51	0	0	0	0	0	
												FISCAL YEARLY TOTAL	419
VALUATION													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	0	0	0	0	0	1,283,078
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	0	0	0	0	0	2,581,162
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	8,582,407	698,342	0	0	0	0	0	19,228,156
MON. TOTALS	1,382,159	2,869,940	2,155,208	2,754,005	3,433,070	8,809,380	1,688,634	0	0	0	0	0	
												FISCAL YEARLY TOTAL	23,092,396
FEEES COLLECTED													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	17,165.35	43,996.90	8,443.18	0.00	0.00	0.00	0.00	0.00	114,823.53
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	0.00	0.00	0.00	0.00	0.00	1,065.00
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	25,170.16	70,010.17	6,349.97	0.00	0.00	0.00	0.00	0.00	166,767.69
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	15,890.27	119,747.58	44,876.34	0.00	0.00	0.00	0.00	0.00	260,338.91
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	21,165.50	5,960.93	0.00	0.00	0.00	0.00	0.00	39,635.23
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	5,640.12	14,611.29	1,965.62	0.00	0.00	0.00	0.00	0.00	39,690.15
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	4,722.21	11,913.69	1,208.80	0.00	0.00	0.00	0.00	0.00	29,211.78
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	4,190.09	11,269.77	1,271.79	0.00	0.00	0.00	0.00	0.00	26,748.72
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	185.03	0.00	0.00	0.00	0.00	0.00	4,289.45
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	0.00	0.00	0.00	0.00	0.00	1,645.76
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	12,686.18	23,368.04	77,266.92	0.00	0.00	0.00	0.00	0.00	139,889.57
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	2,834.80	9,101.20	76,241.20	0.00	0.00	0.00	0.00	0.00	104,738.40
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	1,883.01	31,332.27	4,681.15	2,181.60	24,672.10	0.00	0.00	0.00	0.00	0.00	64,750.13
School	0.00	0.00	0.00	0.00	0.00	1,015.20	5,073.60	0.00	0.00	0.00	0.00	0.00	6,088.80
Art Public Places	0.00	0.00	0.00	0.00	22,252.80	0.00	4,720.00	0.00	0.00	0.00	0.00	0.00	26,972.80
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MON. TOTALS	38,201.88	85,411.92	51,338.95	144,642.52	117,418.88	331,272.70	258,369.07	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	1,026,656

Planning and Building Department

Major Development Projects

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Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved strategic plan 6/2/09.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passed DA ordinance on 9/1/09.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC approved IS/MND and deadlocked 3-3 on project on 1/28/10.						
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	PC approved 10/22/09. Revisions approved by PC 12/10/09.				PC - 12/10/09		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09; valid for two years.				CC - 1/20/09		
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC approved one year extension on 12/1/09.				CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. Oakland PC approved 1/16/08.				CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	PC approved 1-year use permit extension 1/22/09. PC approved 2nd 1-year extension on 12/10/09.				CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC approved 8/27/09. Building permit application for townhouses submitted 12/31/09.			PC - 8/27/09			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building demolished 12/09. Building permit application submitted 12/18/09.			CC - 5/19/09			
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	PC approved modifications 4/23/09. Building permit application submitted 8/31/09.			PC - 4/23/09			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			CC - 3/6/07			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Final sign-off issued for 4 remaining houses 1/14/10; TCO pending for 3 new buildings.			CC - 2/7/06			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Superstructure permit issued 10/2/08. Final CO issued 1/7/10.			CC - 6/20/06			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I - IV issued February - June 2008. Final CO issued 1/12/10.			PC - 12/20/00			

Glossary of Abbreviations:

CC = City Council
CEQA = California Environmental Quality Act
CO = Certificate of Occupancy
CUP = Conditional Use Permit
DA = Development Agreement
DEIR = Draft Environmental Impact Report
DR = Design Review
EIR = Environmental Impact Report
EUSD = Emery Unified School District
FDP = Final Development Plan
FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
HQ = Headquarters
IS/MND = Initial Study/Mitigated Negative Declaration
MEP = Mechanical, Electrical, and Plumbing
OPA = Owner Participation Agreement
PC = Planning Commission
PD = Police Department
PDP = Preliminary Development Plan
PUD = Planned Unit Development
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 59 th and Horton Streets (“Mound” site north of Amtrak Station), and 62 nd and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. This decision is appealable to the City Council.	Geoffrey Sears Wareham Development (415) 457-4964
Marketplace Redevelopment Phase I – 64 th and Christie Building, Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.	Denise Pinkston TMG Partners (415) 772-5900

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Bay Street - Site B Shellmound/Powell/railroad	Department store and public parking garage.	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.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny's restaurant, 76 gas station, and Kinko's parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06</p>	<p>Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.</p>	<p>Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41st Street relocated to new location at corner of Adeline & 40th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41st Street house on December 18, 2009. Final sign-off issued for four other relocated houses on January 14, 2010; TCO pending for 3 new buildings.</p>	<p>Stuart Gruendl BayRock Residential (510) 873-8880</p>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
RESIDENTIAL AND LIVE-WORK PROJECTS:			
Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009.	Amir Massih Archstone Smith (510) 235-1170
39th and Adeline Residential Project East side of Adeline Street between 39 th Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 75 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission approved on October 22, 2009. Applicant has requested modifications to approval which were approved by the Commission on December 10, 2009.	Resources for Community Development Lihbin Shiao (510) 531-9911

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus Mike Petouhoff (650) 596-6365</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room. Five new townhouses on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being 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. Received building permit application for Ocean Avenue Townhouses on December 31, 2009.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13</p>	<p>Restoration of former fourplex previously relocated from 1077 41st Street, and conversion to five independent living units for people with developmental disabilities.</p>	<p>Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009.</p>	<p>Housing Consortium of the East Bay Darin Lounds (510) 828-6295</p>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.</p>	<p>Ramiro Marini (415) 307-8107</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Vue 46 (formerly "46th Street Lofts" or "Flecto") 46th & Adeline Street UP00-18 and DR00-29</p>	<p>Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.</p>	<p>Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008. Final CO issued January 12, 2010.</p>	<p>Levin Menzies & Associates Paul Menzies (925) 973-4111</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222</p>
<p>OFFICE/HIGH TECH PROJECTS:</p>			
<p>Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01</p>	<p>New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.</p>	<p>Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 752-3333</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER:</p>			
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
AgeSong Assisted Living 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008. Final CO issued January 7, 2010.	Ali Kia Shabahangi AgeSong (415) 431-8143
Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. Issued shell permit on May 1, 2009. Issued T.I. permit for Lanesplitter Pizza on August 27, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255