



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

We help the people of Emeryville develop and realize their vision for the built environment.

DATE: August 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – JULY 2012**

HIGHLIGHTS OF THE MONTH

With the new fiscal year come a number of changes to the Planning and Building Department. The departure of the General Plan and Zoning Update Project Manager in June means that the Associate Planner will be kept very busy as she assumes responsibility for the Zoning Update, Housing Element, and other projects in addition to her many existing assignments. The elimination of the Community Preservation Officer has resulted in the Chief Building Official assuming responsibility for coordinating the City’s code enforcement efforts and being designated as the Secretary of the Community Preservation Committee. A new module of the department’s permit tracking system, called CodeTRAK, is being purchased to help manage the new code enforcement workload. The transition of the Fire Department to Alameda County has resulted in the relocation of the Deputy Fire Marshal’s office to the Planning and Building Department and back-up services to cover vacations and other absences, which will greatly enhance coordination and facilitate the building permit process.

The City Council held a study session on street trees on July 17. A Planning Commission study session is scheduled for September 27, and the Commission’s recommendations will be brought back to the Council in October.

The City Council reappointed Sean Moss to the Planning Commission and appointed Kairee Tann to replace Commissioner Frank Flores, who did not seek reappointment. Commissioner Tann will be sworn in at her first Planning Commission meeting on August 23.

On July 26, the Zoning Update Steering Committee reviewed and approved two more chapters of the new Planning Regulations. The final three chapters will be reviewed in August, to be followed by a community meeting on September 29, a joint City Council/Planning Commission study session on October 30, and adoption hearings by the Commission and Council in December and January.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The following planning and building related items were considered by the City Council at its July 17 meeting:

Street Trees Study Session. The Council heard staff and the City’s arborist outline regulations, policies and issues concerning the City’s street trees. The Council provided direction on issues regarding the location of street trees and the preservation and protection of existing trees. A study session is scheduled at the September 27 Planning Commission meeting, to be followed by a second study session at the Council in October.

Safe Routes to Schools Improvements. On the consent calendar, the Council approved a request for proposals for design services for pedestrian improvements on San Pablo Avenue at the 43rd, 45th, and 47th Street intersections. These will be funded by a \$748,000 Safe Routes to Schools grant from Caltrans. Improvements will include “rapid rectangular flashing beacons”, bulbouts, median extensions, new signage, and repainted crosswalks at 43rd and 45th Streets, and enhancements to the existing signal at 47th Street. The project will implement recommendations of the new Pedestrian and Bicycle Plan.

Transit Center. On the consent calendar, the Council authorized the City Manager to accept a \$4.2 million grant from Caltrans to partially fund the parking structure and Amtrak bus bays at the EmeryStation West project (Transit Center) adjacent to the Amtrak station.

Bicycle Fix-It Stations. On the consent calendar, the Council approved an appropriation of \$6,500 from Measure B Bicycle and Pedestrian funds for three bicycle “Fix-It” stations (tools on bungee cords) at Doyle Hollis Park (on the Greenway), Shorebird Park (on the Bay Trail), and City Hall.

Planning Commission Appointments. The Council reappointed Sean Moss to the Planning Commission, and appointed Kairee Tann to replace Frank Flores, who did not seek reappointment. Commissioner Tann will be sworn in at her first Planning Commission meeting on August 23.

Zoning Update Steering Committee Roster. The Council approved a “clean-up” of the Steering Committee roster to reflect the 10 active members by redesignating Vanessa Kuemmerle from a resident member to a Planning Commission representative, and eliminating the two vacant resident seats and the vacant business seat. [Subsequently, Liz Altieri resigned from the Steering Committee, leaving nine active members and one vacancy.]

PLANNING COMMISSION

The July 26 Planning Commission meeting was cancelled because there were no items ready for public hearing at that time.

ZONING UPDATE STEERING COMMITTEE

The Steering Committee met on July 26 and reviewed Chapter 4, Site Development Regulations; and Chapter 5, Citywide Use and Development Regulations; of the proposed new Planning Regulations. The committee made several revisions to these chapters. The committee also discussed a community meeting to be held on Saturday, September 29, as well as the schedule for completion of the new regulations. At the next committee meeting on August 30, the committee will review the three remaining chapters of the regulations: Chapter 6, Subdivisions; Chapter 7, Administration and Permits; and Chapter 8, Definitions.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The Park Avenue District Advisory Committee did not meet in July. Its next regular quarterly meeting will be on August 8.

COMMUNITY PRESERVATION COMMITTEE

At its regular quarterly meeting on July 19, the committee discussed the status of various properties of concern throughout the city, as well as staff responsibilities and procedures for code enforcement now that the Community Preservation Officer position has been eliminated. The Chief Building Official has been designated as the Secretary of the Community Preservation Committee, and as the “point person” for coordinating responses to code enforcement complaints. However, other City departments will now need to take a more proactive role in addressing code enforcement issues that fall under their jurisdiction. In addition, staff will bring a contract with CRW to the City Council in August to purchase the “CodeTRAK” module for the Planning and Building Department’s TRAKiT permit tracking system, which will help to manage, monitor, and track code enforcement cases. The Chief Building Official will also explore the possibility of modifying our contract for graffiti abatement to have the contractor patrol the city looking for graffiti, rather than merely responding to requests from the City as at present.

TRANSPORTATION COMMITTEE

At its July 24 meeting, the Committee recommended approval of a BPAC recommendation that “share the path” pavement markings be added to the Greenway between Ocean Avenue and the Berkeley border. The Committee continued a recommendation from the BPAC for the City Council to direct Public Works to consider experimental traffic and parking treatments, pending a presentation at BPAC on the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide. The Committee requested that Public Works recommend a treatment for the east side of Lacoste Street between 64th and 65th Streets in order to discourage parking on the sidewalk.

PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its July 2 meeting, the BPAC heard a presentation on the Alternative Fine Program used by U.C. Berkeley to divert ticketed cyclists into classes, which then reduce or eliminate the ticket fee. The Committee voted to allocate \$3,000 of Measure B funds to pay for 10 bicycling

safety classes per year, held by the City. Sergeant Hannon reported that Chief James is considering reviewing the Statewide Integrated Traffic Records System (SWITRS) data on cyclist collisions. BPAC recommended “share the path” pavement markings be added to the Greenway between Ocean Avenue and the Berkeley border. Following a discussion of adopting the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide, the Committee invited Brett Hondorp of Alta Planning + Design to make a presentation on the guidelines at the August meeting. A review of actions recommended by the former Pedestrian and Bicycle Plan was continued to the August meeting in order for staff to gather more information.

COMMUNITY EVENTS COMMITTEE

At its July 12 meeting, the Community Events Committee approved one wedding at the Marina on October 27, one picnic at Doyle Hollis Park on August 24, and a picnic at the Marina on August 9.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on July 11 with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Fire departments and the City Clerk/Assistant to the City Manager discussing the following topics:

Significant Structures. The Committee discussed a proposed map, list and photos of significant structures. DCC members recommended adding two buildings that had been left out, keeping one building on the “significant” list that was proposed for removal from the list, and adding a footnote for structures that have demolition approval as part of planned unit developments.

Emery Go-Round Enhancements Study. The DCC discussed consultant-recommended street improvements to reduce congestion at intersections on Emery Go-Round bus routes and to support pedestrian access to bus stops. Ideas included installation and modification of traffic signals and construction of curb extensions for bus boarding. Committee members discussed coordination with Safe Routes to School pedestrian crossing improvements slated for San Pablo Avenue, appropriate funding sources for different improvements, and actions the City is already pursuing.

CURRENT PLANNING PROJECTS

In addition to the projects noted above, staff is processing the following current planning projects:

Emeryville Center of Community Life. This is a proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47th Street and San Pablo Avenue. The School District hopes to begin demolition of the existing school buildings in the Fall of 2012. The project requires approval by the Planning Commission and is under the jurisdiction

of the Division of the State Architect (DSA) for building permits and inspections. A Planning Commission study session was held on April 26. The school district has announced a second series of seven community meetings to consider schematic design; however, this project, including all future community workshops, is currently on hold pending the Oversight Board's and State's decisions regarding the ability of the City to provide a financial contribution.

Emeryville Center for the Arts. This project involves development of an arts and cultural center in an existing 30,000 square foot vacant brick industrial building at 4060 Hollis Street adjacent to Old Town Hall by a non-profit organization created by the City for that purpose. The Planning Commission unanimously approved the project on September 22, 2011. With the recent demise of the Redevelopment Agency, the project sponsors are now seeking alternate funding sources.

Wells Fargo Bank Branch Office. This is a proposal for a new 5,000 square foot branch bank building at the northwest corner of Shellmound Street and Christie Avenue, for relocation of the existing branch office from 5801 Christie Avenue, northwest of the Powell and Christie intersection. The Planning Commission held a study session on the project on October 27, and a decision hearing was scheduled for April 26; however traffic studies and discussions with the applicant have led to the determination that a left turn lane from Shellmound Street is needed. A meeting to discuss this was held with the property owner on May 3. Staff has finalized a contract with Fehr and Peers to study the left turn lane, and a Planning Commission public hearing is tentatively scheduled for October 25, after completion of the Fehr and Peers study.

Ambassador Housing Project. This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued on March 15, and the project is under construction.

Parkside Apartments (formerly "Papermill"), 5780 Hollis Street. This 168-unit apartment complex on the block bounded by Powell, Hollis, Doyle and Stanford was approved by the City Council in November 2008. A building permit application was received on September 19, 2011. It was almost ready to issue, but the applicant revised the structural system, which required extensive rechecking. Several rounds of rechecking have occurred, with the most recent response provided to the applicant on July 17 and a meeting held with the architect to discuss the outstanding issues on July 26; revised plans are to be submitted on August 2. Meanwhile, a building permit application for the structural reinforcement of the brick walls of the existing building that are to be incorporated into Building B was received on June 21 and approved on July 26. A condition of approval requires that the applicant design and build a new park along the north side of Stanford Avenue, which is now a City parking lot. The park design was approved by the City Council on February 7, and a building permit application was received on July 5.

64th and Christie Residential Building. The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the City Council on February 1, 2011. Staff has met

several times with TMG and their new equity partner for the project, Essex Property Trust, who will act as lead in development of the project, to discuss minor design modifications to the building. A demolition permit for the existing buildings on the site was issued on April 27, and a building permit application for the foundation and garage portion of the project was submitted on May 7. Staff attended a groundbreaking ceremony on May 11. Plan check comments were provided to the architect by the Building Division on June 18 and by the Planning Division on June 21. The architect is now preparing revised drawings for a second round of plan check.

Public Market. Several planning permits have been approved recently for on-going improvements at the existing Public Market buildings, including three new major tenants: Guitar Center, Urban Outfitter, and Hot Italian restaurant, as well as renovation of the existing food court and development of a “green living room” adjacent to Urban Outfitter. All three new tenants are now open for business. The entire Public Market complex, including the approved PUD (except the 64th and Christie site), is up for sale, and staff has fielded a number of inquiries from prospective buyers, including a meeting with one developer on July 30.

EmeryStation Greenway. This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59th Streets that was approved by the City Council in May 2009 is now close to completion. In June, the Planning Division conducted a site visit and provided comments to Wareham Development regarding satisfying conditions of approval necessary for finalizing the building permit. The applicant is keeping the permit for the building shell open to allow for future modifications, such as exhaust stacks, in response to future tenants’ needs. Therefore, the building permit will not be “finalized” immediately, even though the building shell appears to be finished. Meanwhile, tenant improvement plans for “The Bureau” restaurant on the ground floor were received on April 10 and issued on June 14.

Hollis Street Pedestrian Bridge. Wareham Development is proposing to build a pedestrian bridge over Hollis Street connecting the upper levels of the EmeryStation East and EmeryStation Greenway lab buildings. The project will require Design Review from the Planning Commission as well as City Council approval to cross a public street.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62nd and Horton Streets, was approved by the City Council on February 16, 2010. On February 7 the City Council approved a two year extension of the project’s planning permits, which will now expire in February 2014 unless a building permit application is filed before then.

Bay Street. On December 7, 2010 the Redevelopment Agency approved an extension of the Exclusive Right to Negotiate (ERN) with Madison Marquette to develop a plan for “Site B” and the unbuilt portion of “Site A”; the ERN now expires in September 2012. 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). Site B lies between the unbuilt portion of Site A and Powell Street, and is owned by the City. Site B was planned to be developed with a

Macy's department store and parking structure and to be processed as a conditional use permit and design review. In light of the demise of the Redevelopment Agency, Madison Marquette is considering other options for the site, which they hope to purchase from the City. Staff has been discussing various development options with Madison Marquette, with the most recent concept received on July 5 and discussed internally on July 16.

City Storage. This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40th and Adeline Streets to 57,600 square feet of self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Planning Commission approved the project on October 27. It was appealed by a neighbor on November 14, but the appeal was withdrawn on November 22 after the neighbor reached an agreement with the applicant on her issues, so the Planning Commission's approval is now final. Since about 20% of the property is in Oakland, staff contacted Oakland City staff to discuss the planning approval process; only minor design review was required from Oakland, which has been approved. The applicant and architect have been consulting with the Building Division about construction requirements, and are expected to submit a building permit application soon.

Bakery Lofts Phase IV. This 18-unit apartment building and café on Adeline Street at 47th Street was approved by the Planning Commission on September 27, 2007. After several extensions of the planning approvals, the building permit application was received on April 4, 2011, was approved on August 26, 2011, and was issued on May 9, 2012 when fees were paid. Demolition of existing buildings on the site is almost complete.

Panera Bread. This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40th Streets was originally approved by the Planning Commission on December 9, 2010; "value engineering" changes were approved by the Commission on October 27, 2011. Under the terms of the Memorandum of Understanding with Oakland that governs the East BayBridge retail center, Emeryville handled the planning entitlements while Oakland is handling the building permits. Our Planning staff signed off on the building plans in early February and the building permit was issued by Oakland on February 14. Construction is complete. Oakland has issued a Temporary Certificate of Occupancy, and Emeryville staff has given permission for the Final Certificate of Occupancy. The restaurant opened for business on June 26.

East BayBridge Shopping Center Improvements. Under new ownership, Catellus is proposing upgrades to the East BayBridge shopping center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center is also being considered for the longer term. The proposed upgrades will be processed administratively. Any future intensification of uses will require reconvening the Emeryville/Oakland JPA for the project. The Planning Commission approved upgrades to the Pak 'n Save store on May 26, 2011; a building permit application was submitted on September 27, 2011 and is under review. The Planning and Building Divisions approved it in April, and it will be issued when all departments have

signed off and fees have been paid. Permit approval is currently pending Public Works and ADA Coordinator sign-offs to address sidewalk accessibility issues. Recently Jones Lang LaSalle has been hired to manager the property. The new property manager will be attending the next Community Preservation Committee meeting in October to brief the Committee on their plans. Meanwhile, they are working with the Police Department on signage to discourage homeless people from loitering.

Maz Building. Staff has held several meetings with a developer concerning a potential housing development at the Maz building site at the northeast corner of San Pablo Avenue, Adeline Street, and West MacArthur Boulevard. The south, west, and north facades of the existing building would be retained and incorporated into the project. Because the property is partially in Oakland, planning approvals will need to be processed by both cities, and we have been advised that a formal agreement will need to be approved by the Oakland City Council. A meeting with Oakland staff is being scheduled to discuss this.

3706 San Pablo Avenue. A Request for Proposals for an affordable housing project on this City-owned site at the southeast corner of San Pablo Avenue and West MacArthur Boulevard was reviewed by the Housing Committee on July 25, and is expected to be approved by the City Council in September. Because the site is partially in Oakland, a Memorandum of Agreement will be needed. This will be discussed with Oakland staff in conjunction with the joint processing of the Maz Building project across the street (see above).

Escuela Bilingüe Internacional Mid-Block Pedestrian Path. The Planning Commission held a study session on May 24 to consider the design of a mid-block pedestrian path connecting 45th Street and 47th Street along the eastern property line of Escuela Bilingüe Internacional (EBI) school. On May 19, 2011 the City Council approved a Conditional Use Permit to establish EBI in an existing 28,000 square foot building located at 4550 San Pablo Avenue. Design and construction of this mid-block pedestrian path was one of the conditions of approval, and approval of the path design is a prerequisite to future site planning. The Commission recommended several design enhancements, including the installation of security gates at either end of the path in response to neighbors' concerns. The Pedestrian/Bicycle Advisory Subcommittee (BPAC) reviewed the project at their June 4 meeting. The BPAC recommended that the jog in the path be removed and that no gates be installed at either end. The project is tentatively scheduled for the September 27 Planning Commission meeting for approval.

Modifications to Landscape Plan, 1051 45th Street. On August 24, 2006 the Planning Commission approved a Conditional Use Permit and Design Review to convert the first floor of an existing building into a dwelling unit bringing the total number of units on the project site to three. A landscape plan was a condition of approval of that permit. On June 28, 2012 the Planning Commission considered a requested amendment to allow changes in the landscape plan. Following lengthy testimony from the property owner and neighbors, and deliberation by the Commission, the Commission directed the applicant to prepare a new landscape design reflecting the Commission's comments, and continued the item to a future meeting. Staff met with the owners, landscape designer and neighbors on July 30 to explore landscaping options. The item is tentatively scheduled for the September 27 Planning Commission meeting.

Art.com Signs. On February 23, the Planning Commission approved two new signs facing north and south near the top of the high-rise building at 2100 Powell Street. These signs consist of individual letters made up of matrices of LED lights that can be illuminated in various colors and programmed to display images and animation. The conditions of approval only allow the signs to be solid colors, with only one color being displayed on each sign during any 24-hour period. Four 24-hour periods are allowed per year during which the signs may display static, non-animated images, such as an American flag or fireworks for the Fourth of July, with prior staff approval. Since the signs have been installed, several residents have complained that they are too bright. Art.com has taken steps to dim the signs, but the complaints persist. An informational item has been scheduled for the August 23 Planning Commission meeting to air these complaints and to allow Art.com to explain what they have done, and what they might do, to address them.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Escuela Bilingüe Internacional Play Area, 4550 San Pablo Avenue. A minor design review permit to replace an unused section of the parking lot with a new play structure and play area was approved on July 16.

Signs

Public Market Tenant Signage, 6001 Shellmound Street. A minor sign permit to install four new projecting signs was submitted on July 24 (pending).

ADVANCED PLANNING PROJECTS

General Plan. The General Plan Amendment implementing the Bicycle and Pedestrian Plan was completed, and the revised pages were sent to the Pedestrian/Bicycle Advisory Subcommittee.

Zoning Update. On July 24, the Executive Committee, consisting of staff and the Zoning Update Steering Committee Chair, met to strategize on the July 26 Steering Committee meeting and the schedule for completion of the zoning update. As noted above, the Steering Committee met on July 26, reviewing two chapters of the code and discussing a community meeting to be held on Saturday, September 29. Following a joint study session of the City Council and Planning Commission on October 30, the draft code will be brought to the Planning Commission for approval in December and to the City Council for adoption in January. A detailed schedule was developed and distributed to the City Council, Planning Commission, and Steering Committee (see attachment). Meanwhile, staff has been working on sign regulations and the three remaining Chapters: Chapter 6: Subdivisions, Chapter 7: Administration and Permits, and Chapter 8: Definitions. The staff-level Technical Advisory Committee met to review these on July 10, 17, 24, 25, and 31.

Pedestrian and Bicycle Plan. Copies of the adopted plan were distributed to the City Council, Planning Commission, and Pedestrian/Bicycle Advisory Subcommittee. An email was sent to a larger group containing the link to the plan on the City website.

Sustainable Transportation Plan. The adopted plan was posted on the City website and an email containing the link was sent to interested parties.

Traffic Facilities Impact Fee Update. Now that the Sustainable Transportation Plan and the Pedestrian and Bicycle Plan have been adopted, the list of bicycle, pedestrian, and transit projects to be included in the Traffic Impact Fee can be finalized. In March, staff met with representatives of the Emeryville Transportation Management Association (ETMA) to discuss how to modify intersections so that Emery Go-Round buses can more quickly get through traffic congestion. It was decided to ask Fehr and Peers to study and identify projects that could be incorporated into the Traffic Impact Fee study. As noted above, Fehr and Peers's recommendations were discussed by the Development Coordinating Committee on July 11, and the DCC comments were conveyed to the consultants. The next steps are for Fehr and Peers to finalize the report recommending City street improvements and ETMA operational improvements, and for the ETMA to review and comment on the report. Following completion of this study and incorporation of its recommendations into the proposed Traffic Impact Fee, Planning Commission and City Council study sessions on the Traffic Facilities Impact Fee will be scheduled. Identified improvements that are not included in the Traffic Impact Fee will be added to the Capital Improvement Program for alternate funding.

Capital Improvement Program. Following adoption of the fiscal years 2012-13 and 2013-14 operating budget in June, the City Council will consider a revised Capital Improvement Program. The new CIP will then be presented to the Planning Commission for a determination of consistency with the General Plan. Due to the loss of Redevelopment funds, the new CIP will have to rely on creativity to identify other funding sources, and will have many more unfunded projects than previous CIPs.

Shellmound Design Guidelines. These design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street were approved by the Planning Commission on June 28 with a number of revisions. City Council consideration of adoption is scheduled for August 7. An amendment to the Emeryville Design Guidelines is also required to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two.

I-80 Pedestrian-Bicycle Bridge. The City's consultants have completed the draft environmental document, which is now being reviewed by Caltrans.

South Bayfront Pedestrian-Bicycle Bridge. Public Works staff and Biggs Cardosa Associates, Inc. have submitted drawings for a building permit, which Planning staff has reviewed and approved with comments. A proposal for historical interpretive signage, illustrating what existed on and around the site 100 years ago, is also being developed. Archaeological investigation work has been completed. The schedule for advertising the project for bids will be controlled by Union Pacific's review and agreement. The project has been included in the former Redevelopment

Agency's "Recognized Obligation Payment Schedule" so hopefully it can still be built with redevelopment funds.

Eastshore State Park. East Bay Regional Park District staff is awaiting City Attorney review of a draft agreement for Emeryville to manage the design of the Powell Street Frontage/Upland Area, before reviewing a draft Request for Proposals for a design team prepared by our Planning staff.

Sustainable Communities Strategy and One Bay Area Grant Program. Staff reviewed a draft Alameda County Transportation Commission questionnaire for use in determining cities' readiness for residential development in Priority Development Areas. This is a criterion for County allocation of regional transportation grants to cities, as part of implementation of the Plan Bay Area Sustainable Communities Strategy.

Transportation Improvement Program. Staff communicated with Alameda County Transportation Commission staff regarding the Metropolitan Transportation Commission's draft Transportation Improvement Program, which includes an I-80 off-ramp widening at Powell Street. County staff said this draft is based on the 2009 Regional Transportation Plan, and there will be an opportunity in December to revise the description to change it from a right turn lane to a bus turnout. That will bring it into alignment with the Countywide Transportation Plan and the Transportation Expenditure Plan for the transportation sales tax extension that will be on the November ballot.

Emeryville-Berkeley-Oakland Transit Study. This project would study land use and transportation options for mutually supportive development of land uses and transit in the central East Bay Green Corridor in West Oakland, Emeryville, and West Berkeley. On March 20 the City Council approved an application to Caltrans for an Urban Transit Planning Studies grant from the Federal Transit Administration; the grant application was submitted on March 29. Caltrans will decide on grant awards this summer, after the state budget is adopted. In July, staff put in a call to Caltrans asking when to expect a decision on the grant, now that the state budget has been adopted.

Adapting to Rising Tides. Planning staff is participating in the Adapting to Rising Tides (ART) project, a joint effort of the San Francisco Bay Conservation and Development Commission (BCDC) and the National Oceanic and Atmospheric Administration (NOAA) to study sea level rise in the western Alameda County corridor between Emeryville and Hayward. In July, staff reviewed an equity paper and the revamped project website at www.adaptingtorisingtides.org.

Significant Structures. Staff revised the list, map and photo sheets of significant structures outside the Park Avenue District, based on comments from the Development Coordinating Committee discussion on July 11 (see above). Staff also began drafting the ordinance to adopt them and combine them with the Park Avenue District significant structures ordinance. The map and list of significant buildings are tentatively planned for Planning Commission consideration in September and City Council consideration in October.

Park Avenue District Advisory Committee. Staff conferred with Public Works staff on “no truck parking” signs in the Park Avenue District, which was discussed at the Committee’s May 9 meeting.

Implementation of Landscaping Regulations. Staff revised the Water Efficient Landscape requirements in response to a meeting with Public Works staff and began gathering example submittals for use in staff training.

Green Inventory. Staff attended an interdepartmental meeting about gathering data to estimate municipal and community air emissions.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the first month of fiscal year 2012-2013 for building permit and inspection activity. The month of July continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of the last several fiscal years. For July, a total of 66 permits have been issued, based on a total valuation of \$2.6 million and generating \$90,000 in fees. During the same period, 240 inspections have been conducted. Field inspection totals of 44 (17%) were related to major projects and 196 (83%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement administrative/inspection duties.

Major Projects

The Ambassador Housing project for three buildings is underway accounting for four to six hours of field inspections per day. Building permits for the Parkside (formerly “Papermill”) residential/live-work project and park are projected to be issued in early August with construction activity to follow. The developers have their construction schedule and will start with demolition, site improvements and paving for the park parking lot. The building permits for the Bakery Lofts IV and Ocean Avenue Townhomes have been issued and construction is anticipated in the near future. The EmeryStation Greenway building shell is almost complete with the first tenant improvement permitted for construction. Construction continues for other major projects including the Marina south basin dock replacement and redecking of the slip docks; Bridgewater remodel, podium renovation (63 units); Liquid Sugar (construction defects); the Courtyards at 65th (construction defects); Andante (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope remediation); and Public Market storefront. The Building Division anticipates new development projects in fiscal years 2012-2014 including City Storage, Emery Station West/Transit Center; Pak ‘n Save Upgrade; Baker Metal Live-Work; 39th and Adeline Project; Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings; and Marketplace Redevelopment Phase 1 (64th and Christie) residential project.

Customer Feedback Questionnaire

The Planning and Building Department Questionnaire is available for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative processes 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 July the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

Pre-Submittal Meetings

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 to 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 July included:

- **Home Depot** – 3838 Hollis Street; pallet racks, electrical, minor tenant improvements.
- **Fox Water Group** – 3811 San Pablo Avenue; egress and accessibility upgrades.
- **1054 48th Street** – Notice of Violation; 5 residential unit upgrades.
- **Klinknerville** – 6315 Doyle Street; phase 1 window replacements, site improvements.
- **IEDA & Human Synergistics** – 2200 Powell Street, 10th floor; tenant improvements.
- **Whitkeiffer** – 1800 Powell Street, 8th floor #840; tenant improvements.
- **1301 59th Street** – Seismic upgrade final; per 2001 California Building Code.
- **Escuela Bilingüe** – 4550 San Pablo Street; playground equipment.
- **18 Emery Drive** – residential remodel.
- **2 Admiral Drive #B273** – bathroom remodel.
- **1200 65th Street #120** – kitchen remodel.
- **Halotechnics** – 1601 63rd Street; electrical service upgrade.
- **Asperia** – 5900 Hollis Street; install 100 amp service.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units, foundation, stormwater.
- **Emeryville Marina** – 3310 Powell Street; resurfacing central basin docks.
- **Emeryville Recreation Center** – 4300 San Pablo Avenue; relocation/placement of 12 commercial coaches.
- **EmeryStation Office LLC** – 5980 Horton Street; location labs, tenant improvements.
- **Leadqual** – 6001 Shellmound Street; tenant improvements.
- **1247 54th Street** – Private sewer lateral replacement.
- **4245 Halleck Street** – Private sewer lateral replacement.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; 18 residential units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.

- **Andante (four buildings)** – 1121 40th Street; construction defect repairs.
- **Liquid Sugar Building A** – 1245-1283 66th Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.
- **Marketplace Redevelopment Phase 1** – 64th and Christie Avenue; 193 residential rental units in five-story building.
- **Parkside Apartments (formerly Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units, 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue. Structural revisions.

Construction Meetings

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

- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Emeryville Marina** – 3310 Powell Street; south basin dock replacement.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Ambassador Housing** – 36th and Peralta Streets; grading, shoring.

Projects Under Construction

Construction is proceeding on the following major projects:

- **Bridge Court Apartments** – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.
- **Andante** – 3996 San Pablo Avenue; construction defect repairs.
- **Emeryville Marina** – 3310 Powell Street; south basin dock and deck replacement.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Ambassador Housing** – 36th and Peralta Streets; grading, foundation, shoring.

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 July:

- 22 sub permit types (final)

Fast Track Plan Check

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 July, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 11 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 17 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 156 counter contacts and 120 telephone queries in July.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for July. 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 226 inspections in July. Requests for this month average 113 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 5 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 the Ambassador project accounts for an adjusted four to six hours per day for one inspector with additional field staff support on a periodic basis. 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.

Code Enforcement/Graffiti Abatement

As a result of the elimination of the Community Preservation Officer, the Building Division has responded to code enforcement queries from the public and provided resolution for cases. The process to respond to various cases can sometimes be lengthy, as due process, correspondence, and replies from property owners and investigation from the Chief Building Official to establish guidelines for corrective measures of compliance are necessary. The Chief Building Official must attempt to follow up in a timely matter to ensure that these sensitive cases are abated. The following cases were handled in July:

- 9 graffiti complaints.
- 5 code enforcement (Building Code) related cases were abated.
- 5 property owner/tenant disputes.
- 14 telephone contacts relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

Daily Staff Discussions and Coordination

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. The Building Division staff continues weekly afternoon meetings with the Fire Department to discuss various technical construction applications, alternate materials and methods requests (AMMR) in construction proposals from architects, developers and plan check coordination. As a result of the City's contract with Alameda County Fire Department, the Deputy Fire Marshal office has relocated from Fire Station 1 to the first floor of the Civic Center which will provide an enhanced combined function

of public counter service with the Building Division staff. Finally, 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. A special Building Division staff meeting was held on July 17 to discuss building permit extension procedures, certificate of occupancy procedures, the plan check and AMMR process, code enforcement duties and expectations, and code interpretation.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On July 20, the Planning and Building Director hosted a meeting of the Planning Directors of Alameda County in Hayward. The planning directors discussed implementation of the One Bay Area Grant program and the status of Plan Bay Area, the region's Sustainable Communities Strategy, including its Environmental Impact Report, which is currently being prepared, and the Regional Housing Needs Allocation (RHNA) methodology.

Fire Department Change of Command Ceremony. On July 16, the Planning and Building Director, along with other City officials, attended the Change of Command Ceremony held at Emeryville Fire Station #2 (Alameda County Fire Station #35) to celebrate 100 years of the Emeryville Fire Department and commemorate its consolidation with the Alameda County Fire Department. With this transition, the Deputy Fire Marshal's office has been physically relocated to the Planning and Building Department, and back-up will be provided to cover vacations and other absences, which will greatly enhance coordination and facilitate the building permit process.

California Building Standards Commission (CBSC) Update. On July 19, the CBSC unanimously approved the emergency adoption of the Division of the State Architect (DSA) proposed amendments to the 2010 California Building Code (CBC) Chapter 11B, Accessibility for Public and Commercial Buildings. The amendments will become effective on August 1, 2012, and address several conflicts between State and Federal accessibility regulations that cannot be resolved by using the more stringent of the two requirements, which is typical for administering Chapter 11B. These conflicts prevent public and private building owners from constructing new buildings, tenant improvements or altering existing buildings in full compliance with the Federal accessibility provisions. These amendments will be applicable until the 2013 CBC goes into effect on January 1, 2014. Items affected in Chapter 11B include designated aisle seating; accessible water closets; toilet tissue dispensers; accessible drinking fountains; proportions of characters for visual and tactile signs; mounting location and height for signs; and limited acceptance of items constructed under previous codes. These amendments will benefit small and large businesses by eliminating forced violations of the federal 2010 Americans with Disabilities Act (ADA) Standards, thus minimizing the potential for disputes, claims and litigation. They will also provide clarity of expectations for these accessibility items and allow businesses to proceed with needed improvements without fear they will need to be redone in 18 months when the 2013 CBC goes into effect. After March 15, 2012, compliance with the 2010 ADA Standards became the sole option for complying with national accessibility requirements. The Division of the State Architect Access Compliance Unit is working to update its regulations with the most stringent requirements of either the State or Federal standards, but until the 2013 CBC is adopted and becomes

effective on January 1, 2014 there will be differences and conflicts between the State and Federal standards. This emergency rulemaking package addresses the limited number of conflicts where compliance with the State standards forces a violation of the corresponding Federal standards.

American Planning Association (APA) California Chapter Northern Section Diversity Related Activities. As a Board member of the APA Northern California Section, Senior Planner Miroo Desai attended the Northern California APA Board meeting on July 11.

National Environmental Policy Act Training. On July 9-10, Senior Planner Miroo Desai attended a National Environmental Policy Act (NEPA) training session sponsored by the U.S. Department of Housing and Urban Development (HUD), concerning the environmental review process for projects that are federally funded. The seminar covered how to determine whether a project is categorically excluded or may require preparation of an Environmental Assessment (EA)/ Finding of No Significant Effect (FONSI) or an Environmental Impact Study (EIS). The workshop also provided training for filling out the correct paperwork depending on the type of project.

Bicycle Friendly Community Application. Assistant Planner Arly Cassidy worked with Diana Keena (Planning) and Peter Schultze-Allen and Mike Roberts (Public Works) to complete and submit a detailed application for Emeryville to become a Bicycle Friendly Community, as awarded by the League of American Bicyclists. Staff submitted the application on July 20 and is waiting to hear back from the League.

Electric Vehicle Charging Stations. Assistant Planner Arly Cassidy attended a regular meeting of the Emeryville Transportation Management Association (ETMA) Board on July 19, where an informational discussion of electric vehicle charging stations was held. Subsequently, on July 25, Gerald Lahr of the Association of Bay Area Government (ABAG) and Richard Schorske of the EV Communities Alliance conducted a briefing at City offices for staff from Planning and Building, Economic Development and Housing, Public Works, and the City Attorney. These meetings included basic information about electric vehicles (EV), including charging levels and electric vehicle types, as well as guidelines for policies and steps that local governments can take to make cities more conducive for electric vehicles by preparing the infrastructure and regulations for EV charging stations. Staff shared proposed draft language from the new Planning Regulations to require EV charging stations in new and modified parking facilities. As a follow-up, staff began researching required electric vehicle charging conduit in exiting approved development projects.

Disaster Recovery. On July 10, Associate Planner Diana Keena attended a Regional Advisory Working Group meeting, which featured a presentation by San Francisco Planning and Urban Research (SPUR) and the Association of Bay Area Governments (ABAG) on preparing for long-term community recovery after natural disasters.

Grants Coordination. Planning staff attended the monthly interdepartmental grants coordinating meeting on July 26, at which future grant application prospects, submitted grant applications, awarded grants, and related topics were discussed.

Code Enforcement. Following the layoff of the Community Preservation Officer in the wake of the State’s elimination of Redevelopment, her former code enforcement duties will now be coordinated by the Chief Building Official, Vic Gonzales. On July 11, the Chief Building Official and Director of Planning and Building met with Economic Development and Housing staff to discuss the transfer of duties, and on July 17 they met with the City Manager in preparation for the Chief Building Official’s first meeting as Secretary of the Community Preservation Committee (see above).

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 July 27 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for almost two years, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on July 11 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Planning project attachments have been optimized back into 2002. An intern updated the building footprint layer of the Geographic Information System (GIS). Following a demonstration and evaluation, staff has decided to add the “CodeTRAK” module to our TRAKiT software. This will allow us to track code enforcement cases as easily as we can now track building and planning permits. We have received a cost estimate from CRW and identified funding; a contract is being prepared for City Council approval on August 21. Like the rest of the TRAKiT system, this new module will be funded by the Technology Fee, a 0.1% surcharge on building permits.

STATUS OF MAJOR DEVELOPMENT PROJECTS

Major Projects Chart and Table. 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.

Our Motto: Plan it! Build it! Do it!

Schedule for Completion of New Planning Regulations
(All meetings in City Council Chambers, 1333 Park Avenue, Emeryville)

January 24, 2012 Tuesday, 6:30 pm	Steering Committee Meeting <ul style="list-style-type: none"> Reviewed Chapters 1, 2, and 3
June 11, 2012 Monday, 6:30 pm	Steering Committee Meeting <ul style="list-style-type: none"> Reviewed Key Articles of Chapters 4 and 5
July 26, 2012 Thursday, 6:30 pm	Steering Committee Meeting <ul style="list-style-type: none"> Reviewed Remainder of Chapters 4 and 5 except Signs
Early-Mid August 2012	Staff: <ul style="list-style-type: none"> Draft Sign Regulations (Article 16 of Chapter 5) Draft Chapters 6, 7, and 8
August 30, 2012 Thursday, 6:30 pm	Steering Committee Meeting <ul style="list-style-type: none"> Review Signs from Chapter 5, and all of Chapters 6, 7, and 8
Early-Mid September 2012	Staff: <ul style="list-style-type: none"> Compile all Chapters of new Planning Regulations. Incorporate all Steering Committee comments. Post on web, including comment form. Mail postcard to all property owners, residents, businesses. Prepare PowerPoint and community meeting boards and materials, including comment postcards.
September 29, 2012 Saturday, 10 am to noon	Community Meeting Council Chambers/Link
Early-Mid October 2012	Staff: <ul style="list-style-type: none"> Compile comments from community meeting. Prepare staff report, PowerPoint and other materials for joint study session.
October 30, 2012 Tuesday, 5:30 pm	City Council/Planning Commission Joint Study Session <ul style="list-style-type: none"> Public comment. Council and Commission give direction on comments/revisions.
Early November 2012	Staff: <ul style="list-style-type: none"> Compile comments/revisions from joint study session. Revise draft regulations to incorporate comments from community meeting and joint study session.
November 15, 2012 Thursday, 6:00 pm	Steering Committee Meeting <ul style="list-style-type: none"> Review entire new Planning Regulations incorporating previous comments from Steering Committee, community meeting, and joint study session. Make any final comments/revisions. Vote to recommend Planning Commission approval and City Council adoption of new Planning Regulations. Vote to disband. Party!
Late November- Early December 2012	Staff: <ul style="list-style-type: none"> Prepare adoption hearing version of draft Planning Regulations, based on Steering Committee final comments. Prepare staff report and PowerPoint for Planning Commission hearing.
December 13, 2012 Thursday, 6:30 pm	Planning Commission Meeting <ul style="list-style-type: none"> Hold public hearing. Make any final comments/revisions. Vote to recommend City Council adoption.
Late December 2012- Early January 2013	Staff: <ul style="list-style-type: none"> Revise draft code to reflect any Planning Commission comments/revisions. Prepare staff report and PowerPoint for City Council hearing.
January 15, 2013 Tuesday, 7:15 pm	City Council Meeting <ul style="list-style-type: none"> Hold public hearing. First reading of ordinance.
February 5, 2013 Tuesday, 7:15 pm	City Council Meeting <ul style="list-style-type: none"> Second reading/final passage of ordinance (presumably on consent).
March 7, 2013 Thursday	New Planning Regulations Take Effect <ul style="list-style-type: none"> 30 days following final passage of ordinance.

	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	TOTAL
PERMITS ISSUED													
Building Permits	17												17
Plumb., Elec., Mech.	34												34
Fire	15												15
MON. TOTALS	66	0	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	66
VALUATION													
Residential	\$212,052												\$212,052
Sub Permits	\$529,503												\$529,503
Commercial	\$1,877,866												\$1,877,866
MON. TOTALS	\$2,619,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$2,619,421
FEES COLLECTED													
General Plan	\$11,598.39												\$11,598.39
Building Standards Admin.	\$121.00												\$121.00
Technology Fee	\$2,319.67												\$2,319.67
Building Permit	\$16,153.15												\$16,153.15
Plan Review	\$36,019.25												\$36,019.25
Energy Review	\$3,042.25												\$3,042.25
Electrical Permit	\$5,050.59												\$5,050.59
Plumbing Permit	\$3,143.06												\$3,143.06
Mechanical Permit	\$1,829.45												\$1,829.45
S.M.I.P.	\$384.02												\$384.02
Microfiche	\$170.31												\$170.31
Fire Dept. Fees	\$6,190.54												\$6,190.54
Sewer Connection	\$0.00												\$0.00
Bay-Shell	\$0.00												\$0.00
Traffic Impact	\$0.00												\$0.00
School	\$0.00												\$0.00
Art Public Places	\$0.00												\$0.00
Other : (PSL, AMMR)	\$3,978.00												\$3,978.00
MON. TOTALS	\$89,999.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$89,999.68

BUILDING DIVISION INSPECTION LOG FY 12/13

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2012-2013												TOTAL	
				Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13		
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	10%	33													33
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	87%	5													5
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2													2
EMERYVILLE MARINA-South Basin deck	\$2,225,280	11-Nov-09	50%	0													0
LIQUID SUGAR - Buildings C&D defects	\$1,475,729	16-Mar-10	100%	4													4
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0													0
CITY INSPECTIONS	CONT.	CONT.	CONT.	182													182
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	14													14
				240													
¹ Code Enforcement expanded duties effective July, 3 2012																240	

Planning and Building Department

Major Development Projects

July 2012

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session 4/26/12. IS/MND being prepared.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing tentatively 10/25/12 pending design of Shellmound left turn lane.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
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.						
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. Appeal filed 11/14/11; withdrawn 11/22/11. PC approval is now final.			PC - 10/27/11			
Emeryville Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11.			PC - 9/22/11			
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. Two year extension approved by PC 6/28/12.			PC - 6/24/10			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved project on appeal on 2/16/10. CC approved 2-year extension request on 2/7/12.			CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom.			CC - 1/20/09			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	PC approved 5/26/11. Building permit application submitted 9/27/11.			PC - 5/26/11			
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	Demo permit issued 4/27/12. Building permit app. for foundation and garage received 5/8/12.			CC - 10/19/10			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permit applications submitted 9/19/11. Revised structural design submitted 4/12/12.			CC - 11/18/08			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permit application expired 7/18/12. Applicant intends to pursue project in the future.			CC - 4/17/07			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin.			PC - 8/27/09			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit approved 8/26/11 and issued 5/9/12 when fees were paid. Demolition underway.			CC - 11/20/07			
Marina South Basin Improvements 3310 Powell St.	Dock replacement and relocation of fuel system	PC approved CUP for master plan 12/11/03. Building permit issued 11/4/09.			PC - 12/11/03			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. Grand opening ceremony 6/19/12.			CC - 5/19/09			
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Oakland issued building permit 2/14/12. Restaurant opened for business 6/26/12.			PC - 10/27/11			
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Phase 1 TCO issued 9/1/11. Phase 1.5 building permit issued 6/12/12.			CC - 5/19/11			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			

Glossary of Abbreviations:

CC = City Council
CEQA = California Environmental Quality Act
CO = Certificate of Occupancy
CUP = Conditional Use Permit
DA = Development Agreement
DDA = Disposition and Development Agreement
DEIR = Draft Environmental Impact Report
DPB = Director of Planning and Building
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
RA = Redevelopment Agency
RFP = Request for Proposals
TCO = Temporary Certificate of Occupancy
TI = Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 2012

<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. 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.	Geoffrey Sears Wareham Development (415) 457-4964
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. Redevelopment Agency study session held November 2, 2010.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 2012

<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>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Site plan being developed.</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. Redevelopment Agency study session held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010, until September 2012.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 2012

<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>Gateway @ Emeryville 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant 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. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p>RESIDENTIAL AND LIVE- WORK PROJECTS</p>			
<p>Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>

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<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</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 below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>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". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.</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 approved 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 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. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011. Issued Building Permit on May 9, 2012 when fees paid. Demolition work is underway.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>

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Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011.	Seth Krubiner (415) 602-3326
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 69 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 (ERN) 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 held September 10, 2009. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received building permit application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012.	Resources for Community Development Lihbin Shiao (510) 531-9911

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<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single-family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Owner still intends to continue the project in the future.</p>	

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OFFICE/HIGH TECH PROJECTS			
Wells Fargo Bank Branch Northwest corner of Shellmound Street and Christie Avenue DR11-024	New 4,995 square foot bank branch office.	Planning Commission study session held October 27, 2011. Design review application filed January 30, 2012. Public hearing tentatively scheduled for October 25, 2012, pending design of Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228
EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in march 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Received building permit application on April 10, 2012 for restaurant tenant improvement, "The Bureau", on the 1 st floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012.	

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OTHER			
Panera Bread Southwest corner 40 th & Horton Sts. UPDR10-001	4,000 square foot restaurant pad in northeast corner of Target parking lot.	Planning Commission approved December 9, 2010. Project underwent "value engineering" due to budget constraints. Revisions approved by Planning Commission on October 27, 2011. Plan check comments on new building permit plans issued to applicant and Oakland on November 22, 2011. Revised building plans received January 25, 2012. Building permit issued by Oakland on February 14, 2012. Restaurant opened on June 26, 2012.	Christopher Wadleigh (949) 702-0700
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing "significant" brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission's approval is now final.	Shawn Fritz Kava Massih Architects (510) 644-1920
Hollis Street Pedestrian Bridge Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011. Permit approval pending Public Works and ADA sign-offs as of July 7, 2012.	Jason Gomes Safeway, Inc. (925) 467-3000

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<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. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Monthly community workshops ongoing. Planning Commission study session held April 26, 2012.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>
<p>HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07</p>	<p>New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59th and Doyle Streets.</p>	<p>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.</p>	<p>Philip Banta Architect (510) 654-3255</p>
<p>Escuela Bilingüe 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Planning Commission study session on mid-block pedestrian path design held May 24, 2012. Decision hearing for path tentatively scheduled for September 27, 2012. On May 21, 2012, received building permit application for Phase 1.5; building permit issued on June 12, 2012. Received permit application on July 16, 2012 for exterior play area in parking lot and issued permit on July 30, 2012.</p>	<p>John Horsh (510) 872-6182</p>

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<p>Emeryville Center for the Arts 4060 Hollis Street DR07-05</p>	<p>Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Emeryville Historical Society, and related uses.</p>	<p>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. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011. Planning Commission approved project on September 22, 2011.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>