



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: September 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – AUGUST 2012**

HIGHLIGHTS OF THE MONTH

The City Council adopted the Shellmound Design Guidelines, new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street and an amendment to the Emeryville Design Guidelines to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two.

At the August 23 Planning Commission meeting, newly appointed Commissioner Kairee Tann was sworn in, and Vanessa Kuemmerle was elected Chair and Buzz Cardoza was elected Vice Chair for 2012-2013. The Commission held a discussion about the Art.com sign at 2100 Powell Street, in response to citizen complaints about its brightness, and decided to consider initiation of revocation/modification proceedings if the concerns are not adequately addressed.

On August 30, the Zoning Update Steering Committee completed its review of all chapters of the new Planning Regulations. A community meeting will be held on September 29, followed by a joint City Council/Planning Commission study session on October 30, and adoption hearings by the Commission and Council in December and January.

Caltrans notified staff that the Emeryville-Berkeley-Oakland Transit Study has been selected for a \$250,000 grant. This two-year study of transit options in the central East Bay Green Corridor in West Oakland, Emeryville, and West Berkeley is expected to get underway in February.

The residential construction recovery continued in August as grading and excavation permits were issued for the Marketplace 64th and Christie project (193 units), and the Parkside Apartments (176 units). Construction continues on the Ambassador (69 units) and Bakery Lofts Phase IV (18 units) projects.

At the Annual Employee Appreciation Lunch on August 29, Building Inspector Charles Greer was honored for 30 years of service to the people of Emeryville. Congratulations Charles!

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The following planning and building related items were considered by the City Council at its August meetings:

August 7, 2012

Shellmound Design Guidelines. The City Council adopted the Shellmound Design Guidelines for new pedestrian and streetscape standards along Shellmound Street between Christie Avenue and 64th Street, including the area under the Powell Street Bridge. An amendment to the Emeryville Design Guidelines was also approved to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two.

August 21, 2012

“Open For Business Pledge.” The Council adopted an “Open for Business Pledge” advocated by the East Bay Economic Development Alliance, of which Emeryville is a member. The pledge acknowledges the customer service orientation of the Planning and Building Department.

PLANNING COMMISSION

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

Swearing In of New Commissioner. New Planning Commissioner Kairee Tann, who was appointed to the Commission by the City Council on July 17, was sworn in by the City Clerk.

Election of Officers. The Commission elected Vanessa Kuemmerle as Chair and Buzz Cardoza as Vice Chair for the period of July 1, 2012 to June 30, 2013.

Art.com Roof Sign. In response to citizen complaints, the Planning Commission held a discussion of the brightness of the Art.com sign at the top of 2100 Powell Street, previously approved by the Commission on February 23, 2012. Approximately 15 citizens attended the meeting, of whom about eight spoke, all expressing dissatisfaction with the brightness and colors of the signs at night. Art.com did not appear at the meeting, but did submit a letter expressing their willingness to test further dimming. The Commission expressed dismay with the situation, noting that, when the signs were approved, neither the Commission nor staff realized how bright they would be. Following discussion, the Commission decided on a two-prong approach to the problem. First, Art.com will be allowed additional time to test further dimming of the sign to see if that will satisfactorily resolve the concerns. Second, staff will agendaize an item for the September 27 Commission meeting to consider the initiation of the process set forth in the Municipal Code to modify or revoke the sign permit if Art.com’s efforts are not successful. If the concerns are not resolved by the September 27 meeting, and the Commission decides to pass the order, an evidentiary hearing will be scheduled for the Commission’s October meeting. This will be followed by a City Council hearing to determine whether to revoke or modify the permit.

ZONING UPDATE STEERING COMMITTEE

The committee met on August 30 and reviewed draft code sections on subdivisions, signs, administration and definitions, completing their review of chapters of the Draft Planning Regulations. The committee also reviewed a post card design for a community meeting to be held on Saturday, September 29. This will be followed by a joint City Council/Planning Commission study session on October 30. At the next committee meeting on November 15, the committee will review the entire regulations, make a recommendation for their adoption, and consider disbanding.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its August 8 meeting, the committee heard that trees have been planted on Park Avenue and Horton Street where poles were removed and grates are on order, and that Sherwin-Williams remediation closeout with the State Department of Toxic Substances Control (DTSC) is pending. The committee asked for a presentation at its next meeting on November 14 on how to attract active uses to the district.

PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its August 6 meeting, the BPAC voted not to amend the Pedestrian and Bicycle Plan to add a list of projects not completed under the last plan with their reasons for their not being completed. An item on general plan walkability policies was continued to the September meeting. BPAC heard updates on Alternative Fine Program implementation and on a report request from the Police Department, as well as the three locations for the City-sponsored Fix-It Stations: Doyle Hollis Park, Shorebird Park, and in front of City Hall. Finally, BPAC discussed the Sunday Streets programs in San Francisco and Berkeley, and various ways Emeryville could continue to promote bicycling via City programs and policies.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

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

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 this Fall. 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, the project, including all community workshops, was put on hold pending the Oversight Board's and State's decisions regarding the ability of the City to provide a financial contribution. It now appears that \$21 million of City funds will be available for the project, so the schematic design process will be re-starting soon. A second Planning Commission study session is anticipated in October or December.

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 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, 2011, 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. Fehr and Peers has prepared a draft study of the left turn lane, which staff is now reviewing, and a Planning Commission public hearing is tentatively scheduled for October 25.

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. The structural system was then redesigned, which required extensive rechecking. Plans have now been approved by all departments and the building permits for the new structures are ready to issue when fees are paid. Meanwhile, building permits were issued on August 21 for demolition of the existing buildings on the site, grading of the site, temporary shoring of the new basement parking garage, and reinforcement of the brick walls of the existing building that are to be incorporated into one of the new buildings. 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. The Planning Division provided first round plan check comments on the park on August 13. Staff also participated in discussions of tree selection with Public Works, the City arborist, and the applicant's landscape architect. The park design includes a small parking lot to replace the parking spaces in the existing lot that are owned by the PRC Medical Group across the street. A meeting was held on August 28 with Archstone and PRC to coordinate the construction process.

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. Staff attended a groundbreaking ceremony on May 11. 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; it has now been approved by most departments and is almost ready to issue. A permit for site grading and excavation and shoring of the basement parking garage was issued on August 21. A building permit application for the superstructure of the building was received on August 7; the Planning Division provided preliminary comments on August 15.

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.

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. Comments were provided to Madison Marquette on August 3. Staff also met with the City's appraiser on August 8 to provide information to be used in appraising the site.

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 now complete and grading for the new project is underway.

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 handled 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 now 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. On August 24, the Chief Building Official approved a request to extend the expiration date of that application by six months, to March 27, 2013. 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. We are attempting to coordinate this with Oakland staff.

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 coordinated 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 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 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. As noted above, the Planning Commission discussed this at their August 23 meeting, and will initiate the revocation/modification process at their September 27 meeting if the concerns about the brightness of the signs have not been satisfactorily addressed by that time.

Pixar Storage in Level(3) Building. Pixar is proposing to lease a portion of the unused space in the Level(3) building at 53rd and Hollis Streets to store their archives and reference material. This will require a conditional use permit from the Planning Commission. On August 22, staff attended a meeting of the Emery Bay Village homeowners association at which Pixar presented their proposal. No major concerns were expressed by the homeowners. The project is scheduled for a Planning Commission study session in October and a decision hearing in December.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Fire Station One Wireless Replacement. A minor design review permit application to replace existing wireless equipment with new equipment on the roof of Fire Station One was received on August 29 (pending).

ADVANCED PLANNING PROJECTS

Zoning Update. As noted above, the Zoning Update Steering Committee met on August 30, completing its review of code chapters. The draft code will be brought to the Planning Commission for approval in December, and to the City Council for adoption in January, following a community workshop in September and a joint City Council/Planning Commission study session in October. The staff-level Technical Advisory Committee met to review the code sections on signs and subdivisions on August 7, 14, and 21. Staff researched and analyzed tree sizes for review by a subcommittee on shading of parking lots, sent a draft of nonconforming provisions on industrial uses to an interested property owner, and updated the project web page.

Sustainable Transportation Plan Implementation. Staff updated contact information for employers, colleges and residential complex managers with AC Transit's EasyPass staff, and sent them a City policy support summary for use in talking with potential EasyPass members.

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. Fehr and Peers's recommendations were discussed by the Development Coordinating Committee on July 11, and the DCC comments were conveyed to the consultants. A draft report was then submitted and staff facilitated its review by the Planning and Public Works directors including location of bus stop bulb-outs, and sent the draft and comments to the City Manger and Emery Go-Round staff. 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. As noted above, these design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street were adopted by the City Council on August 7, including an amendment to the Emeryville Design Guidelines 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-One Bay Area Grant Program. Staff coordinated with Economic Development and Housing staff to clarify an Alameda County Transportation Commission draft resolution regarding program implementation, including the complete streets policy requirement. Staff also coordinated with other departments to complete and submit a detailed survey about our Priority Development Area (PDA) and our transportation project plans. The survey assesses cities' readiness for residential development in PDAs, which is a criterion for County allocation of regional transportation grants to cities, as part of implementation of the Plan Bay Area Sustainable Communities Strategy.

Emeryville-Berkeley-Oakland Transit Study. On August 15 Caltrans notified staff that the project has been selected for an award of \$250,000. This project will 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. A resolution authorizing the City Manager to accept the award on behalf of the City is scheduled to be considered by the City Council on September 4. Work on the study is expected to get underway in February.

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. The working group did not meet in August.

Significant Structures. Staff drafted an ordinance and a resolution, including a list, map and photos, combining the Park Avenue District with the rest of the city, and sent the draft to the City Attorney for review. The map and list of significant buildings are planned for Planning Commission consideration in September and City Council consideration in October.

Park Avenue District Advisory Committee. As noted above, the committee met on August 8, heard updates and requested a presentation about attracting active uses.

Implementation of Landscaping Regulations. Staff continued preparing for training on the Water Efficient Landscape Ordinance, which is scheduled for September 7.

Watershed Survey. Staff completed a survey from the San Francisco Estuary Partnership about how the City protects watersheds from pollution.

Electric Vehicle Parking. Staff drafted a map and table showing required electric vehicle charging conduit in existing approved development projects.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the second month of fiscal year 2012-2013 for building permit and inspection activity. The month of August 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 August, a total of 56 permits have been issued, based on a total valuation of \$6.4 million and generating \$150,000 in fees. During the same period, 335 inspections have been conducted. Field inspection totals of 59 (18%) were related to major projects and 276 (82%) 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 Building project for three buildings is underway accounting for four to six hours of field inspections per day. Preliminary building permits for the Parkside (formerly “Papermill”) residential-live/work project have been issued. The permits include demolition of two existing structures, temporary shoring for the basement garage in Building A and temporary bracing for an existing masonry wall to be incorporated into Building B. Building permits for the superstructures of Buildings A, B and C are ready to be issued as soon as fees are paid. The building permit for the adjacent City park/parking lot reconfiguration is under review. The developers have their construction schedule and will start with demolition, site improvements and paving for the reconfigured parking lot. The Marketplace Redevelopment Phase 1 (64th and Christie) residential project has received demolition and grading permits; the building permit applications for the foundation and garage and for the superstructure of the building are under review and expected to be issued within the next few months. The Emery Station Greenway building shell is almost complete with the first tenant improvement, “The Bureau” restaurant, 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, and Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings.

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 August 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 August included:

- **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. Meetings covered temporary bracing of existing brick wall, grading, and temporary shoring.
- **Sheraton** – 1603 Powell Street; reroof.
- **1038 45th Street** – reroof and gutter replacement.
- **Market Place** – 5959 Shellmound Street; 13 kW solar carport and installation of 14 infrared heaters.
- **4245 Halleck Street** – Electrical service upgrade.
- **2 Commodore Drive** – Bathroom remodel.
- **1200 65th Street #111** – Bathroom remodel.
- **1255 Ocean Avenue** – Forced air (heating) replacement.
- **4245 Halleck Street** – Private sewer lateral replacement.
- **Emeryville Recreation Center** – 4300 San Pablo Avenue; relocation/placement of 12 commercial coaches; private sewer lateral replacement.
- **Hilton Garden Inn** – 1800 Powell Street; private sewer lateral replacement.
- **5881 Vallejo Street** – Private sewer lateral replacement.
- **6001 Shellmound, 8th floor** – Private sewer lateral test.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units, foundation, stormwater.
- **Emeryville Marina** – 3310 Powell Street; resurfacing central basin docks.
- **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 Street and Christie Avenue; 193 residential rental units in five-story building. Meetings covered excavation, grading and shoring.

Construction Meetings

Construction meetings (weekly) and site visits were held in August 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.

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.
- **Marketplace Redevelopment Project, Phase I** – 64th and Christie; demolition, grading, excavation.
- **Parkside Apartments** - Powell/Hollis/Doyle/Stanford; demolition, grading, shoring, bracing of existing brick wall.
- **Bakery Lofts Phase IV** - 53rd and Adeline Streets; demolition, grading.

Projects Completed or Nearing Completion

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

- 18 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 August, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 16 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 14 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 149 counter contacts and 142 telephone queries in August.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for August. 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 335 inspections in August. Requests for this month average 167 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 7 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 August:

- 8 graffiti cases (4 complaints, 4 identified by staff).
- 1 code enforcement (Building Code) related case was abated.
- 3 property owner/tenant disputes.
- 18 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. 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.

ADMINISTRATION/OTHER

Planning Commissioner Orientation. On August 8, the City Manager, Planning and Building Director, and City Attorney oriented newly appointed Planning Commissioner Kairee Tann. As noted above, Commissioner Tann was sworn in at her first meeting on August 23.

Briefing with the Mayor. On August 24, the Planning and Building Director met with the City Manager and Mayor to brief the Mayor on a variety of recent issues including the Art.com sign, general plan implementation related to development projects, zoning update and design guidelines, housing element and family friendly goals, and trees.

Employee Appreciation Luncheon. At the annual Employee Appreciation Luncheon on August 29, the Planning and Building Director joined other department heads and the City Manager in flipping burgers, grilling hot dogs, and serving up a hearty lunch in appreciation of the tireless efforts of our dedicated staff, and acknowledging their years of service to the City. This year, Building Inspector Charles Greer was honored for 30 years of service to the people of Emeryville. Congratulations Charles!

Transforming Streets into Inviting Public Spaces. Assistant Planner Arly Cassidy attended a webinar hosted by the Association of Pedestrian and Bicycle Professionals on August 15 where she heard three presentations on creating inviting public spaces. Normal, Illinois turned a large traffic circle into a family-friendly park; San Francisco's Pavement to Parks program is reusing large swaths of superfluous pavement for plazas and repurposing parking spaces for parklets; and Portland, Oregon's City Repair program empowers residents to initiate their own neighborhood beautification projects.

East Bay Green Corridor Solar Panel Initiative. Building Division staff attended this meeting on August 28 with the East Bay Green Corridor committee, with participating staff from eight local jurisdictions, and solar contractors. Topics for the committee include creating an integrated system, centralized database, solar permit applications, cost recovery, online applications, permit tracking, electronic signature, payments, fire and structural standards, and expediting permits. The Green Corridor's committee has completed its preliminary solar permitting guidelines. These preliminary guidelines were presented to the key solar contractors in the East Bay region. The Green Corridor team and the contractors were able to gain insight from each other that will lead to a final standardized permitting process supported and implemented by both stakeholder groups. At the meeting, the recommended guidelines were presented to the contractors including prescriptive over-the-counter structural requirements. The City of Emeryville played a key role in developing these guidelines, which were well received by the contractors. Several suggestions and comments were received by the Green Corridor team to recommend these guidelines to other regions of the State.

American Planning Association (APA) California Chapter Northern Section Diversity Related Activities. As Diversity Director on the Board of the APA-Northern California Section, Senior Planner Miroo Desai participated in the monthly telephone conference with Diversity Directors of other California chapters on August 14.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for 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 August 15 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. 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 September 4. 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!

	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											34
Plumb., Elec., Mech.	34	26											60
Fire	15	13											28
MON. TOTALS	66	56	0	0	0	0	0	0	0	0	0	0	
											FISCAL YEARLY TOTAL	122	
VALUATION													
Residential	\$212,052	\$879,677											\$1,091,729
Sub Permits	\$529,503	\$4,249,034											\$4,778,537
Commercial	\$1,877,866	\$1,261,060											\$3,138,926
MON. TOTALS	\$2,619,421	\$6,389,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
											FISCAL YEARLY TOTAL	\$9,009,192	
FEES COLLECTED													
General Plan	\$11,598.39	\$35,463.11											\$47,061.50
Building Standards Admin.	\$121.00	\$313.00											\$434.00
Technology Fee	\$2,319.67	\$7,092.62											\$9,412.29
Building Permit	\$16,153.15	\$21,797.74											\$37,950.89
Plan Review	\$36,019.25	\$27,116.70											\$63,135.95
Energy Review	\$3,042.25	\$507.41											\$3,549.66
Electrical Permit	\$5,050.59	\$4,692.15											\$9,742.74
Plumbing Permit	\$3,143.06	\$4,825.44											\$7,968.50
Mechanical Permit	\$1,829.45	\$445.15											\$2,274.60
S.M.I.P.	\$384.02	\$511.60											\$895.62
Microfiche	\$170.31	\$582.65											\$752.96
Fire Dept. Fees	\$6,190.54	\$4,242.55											\$10,433.09
Sewer Connection	\$0.00	\$0.00											\$0.00
Bay-Shell	\$0.00	\$0.00											\$0.00
Traffic Impact	\$0.00	\$0.00											\$0.00
School	\$0.00	\$0.00											\$0.00
Art Public Places	\$0.00	\$0.00											\$0.00
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03											\$46,746.03
MON. TOTALS	\$89,999.68	\$150,358.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
											FISCAL YEARLY TOTAL	\$240,357.83	

BUILDING DIVISION INSPECTION LOG FY 12/13

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2012-2013													
				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	
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	10%	33	44												33
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	0%	0	1												
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	87%	5	2												5
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4												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	6												4
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	2												0
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257												182
CODE ENFORCEMENT¹	CONT.	CONT.	CONT.	14	19												14
				240	335												
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																	
240																	

Planning and Building Department

Major Development Projects

August 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.						
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.						
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.						
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.						
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 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.						

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	Building permit application submitted 9/27/11; expiration date extended to 3/27/13.			PC - 5/26/11			
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			
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	Bldg permit app. for superstructure rec'd 8/7/12. Permit for grading and excavation issued 8/21/12.			CC - 10/19/10			
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			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for grading, excavation, and shoring issued 8/21/12.			CC - 11/18/08			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit issued 5/9/12. Demolition complete; grading 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	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RA =	Redevelopment Agency
EUSD =	Emery Unified School District	RFP =	Request for Proposals
FDP =	Final Development Plan	TCO =	Temporary Certificate of Occupancy
FEIR =	Final Environmental Impact Report	TI =	Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>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.</p>	<p>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.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>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.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant 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.	BRE Properties John Wilde (415) 445-6578
RESIDENTIAL AND LIVE- WORK PROJECTS			
Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012.	Amir Massih Archstone Smith (510) 235-1170

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>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 complete. Site grading is underway.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>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.</p>	<p>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.</p>	<p>Seth Krubiner (415) 602-3326</p>
<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>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.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>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>	

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
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.	

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
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. Request granted by Chief Building Official to extend building permit application expiration date to March 27, 2013.	Jason Gomes Safeway, Inc. (925) 467-3000

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>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>