



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: October 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – SEPTEMBER 2012**

HIGHLIGHTS OF THE MONTH

At its September 27 meeting, the Planning Commission considered an order to initiate an action to revoke or modify the existing sign permit for two Art.com signs facing north and south near the top of the high-rise building at 2100 Powell Street, and continued the item to a special meeting on October 11 to allow Art.com time to develop a satisfactory proposal to address the signs’ nighttime brightness.

The Planning Commission also approved a design for a mid-block pedestrian path connecting 45th and 47th Streets along the eastern property line of Escuela Bilingüe Internacional (EBI) school. Design and construction of this pedestrian path is a condition of approval of EBI’s conditional use permit.

The Planning Commission held a study session on regulations, policies and issues concerning the City’s street trees, and possible amendments to the Urban Forestry Ordinance. The Commission’s recommendations will be reported to the City Council at a study session on November 6.

On Saturday, September 29, the Zoning Update Steering Committee sponsored a community workshop on the new draft Planning Regulations. Approximately 35 people attended, including most of the Steering Committee and several City Council and Planning Commission members.

A number of development projects reached milestones in September. Building permits were issued for the 168-unit Parkside Apartment project and approved for the garage and foundation of the 193-unit 64th and Christie apartment project. Three projects reached the “finish line” as Escuela Bilingüe Internacional received a certificate of occupancy and the Marina South Basin Improvement project and Panera Bread were granted final inspections. The Chief Building Official also issued a “substantial completion letter” for the core and shell of the EmeryStation Greenway building.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The following planning and building related items were considered by the City Council at its September 4 meeting (the September 18 meeting was canceled for Rosh Hashanah):

Safe Routes to Schools Improvements. The Council approved a contract with Kimley-Horn to design pedestrian improvements on San Pablo Avenue at 43rd, 45th, and 47th Streets, which will be funded by a \$748,000 Safe Routes to Schools grant from Caltrans.

MacArthur-San Pablo Affordable Housing Project. The Council approved a request for qualifications and proposals for the design and development of an affordable rental housing project at 3706 San Pablo Avenue and 1025 West MacArthur Boulevard. This is the site of the previously-approved 94-unit MacArthur-San Pablo mixed-use project. After that project went into foreclosure the site was acquired by the Redevelopment Agency and is now owned by the City.

Permit Tracking. The Council approved a contract with CRW to add “CodeTRAK” and GIS capabilities to our permit tracking system, which will help us to monitor code enforcement cases and use the interactive mapping capabilities of the system.

EBOT Study. The Council authorized the City Manager to enter into a contract with Caltrans for a \$250,000 grant for the Emeryville-Oakland-Berkeley Transit Study. Caltrans notified the City in August that we had been awarded this grant to study mutually supportive land use and transportation policies in the Central East Bay Green Corridor area of Emeryville, West Oakland, and West Berkeley. The study is expected to get underway in February.

Noise Waiver for Crane Lift and Boiler Replacement at Watergate Tower III. The Council approved a noise waiver request from Matrix, Inc. for evening and weekend work on September 14-16 for a crane lift and boiler replacement on the roof of Watergate Tower III at 2000 Powell Street.

Parks and Recreation Committee. The Council discussed a proposal to form a Parks and Recreation Committee to, among other things, oversee implementation of the Parks and Recreation Strategic Plan, and directed staff to bring back a resolution at the October 2 meeting to form the committee. They also scheduled a study session for the October 16 meeting to review the structure of all of the City’s committees.

Ad-Hoc Shellmound Street/Powell Street Bridge Improvement Committee. The Council approved a staff recommendation to form an ad hoc committee to develop and implement a public art concept for the Powell Street overpass and the area under it, to implement the recently-adopted Shellmound Design Guidelines. The committee will include Councilmembers Asher and Brinkman, two members of the Public Art Committee, adjacent property owners, and members of the community.

Art.com Sign. An informational report was provided to the Council on the Planning Commission's deliberation on the Art.com sign matter at the August 23 Commission meeting.

PLANNING COMMISSION

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

Art.com Sign Revocation or Modification. The Planning Commission considered an order to initiate an action to revoke or modify the existing sign permit for two Art.com signs facing north and south near the top of the high-rise building at 2100 Powell Street, as previously approved by the Planning Commission on February 23, 2012. After hearing comments from Art.com's attorney and many Pacific Park Plaza residents, and discussing various possibilities, the Commission voted to continue the item to a special meeting on October 11, 2012, where it will also hope to hear a new proposal from Art.com.

Tree Removal Permit, Ocean Lofts, 1258 Ocean Avenue. The Commission approved a request for a permit to remove one street tree to accommodate a driveway in conjunction with the demolition of an existing single family residence and construction of two detached approximately 1,700 square residential units. The project was originally approved by the City Council on April 17, 2007.

Modifications to Landscape Plan, 1051 45th Street. The Commission approved an amendment to a previously approved Conditional Use Permit and Design Review to allow changes in the landscape plan. The landscape plan is a condition of approval of 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, which was approved by the Planning Commission on August 24, 2006. This item had been continued from the June 28, 2012 meeting to allow the property owner, tenants, neighbors, and staff an opportunity to meet and work out a satisfactory redesign of the landscape plan. At the request of the applicant the Commission extended the time of completion of the work from December 27, 2012 to April 30, 2013.

Mid-Block Pedestrian Path at Escuela Bilingüe Internacional. The Commission considered the design of a mid-block pedestrian path connecting 45th and 47th Streets along the eastern property line of Escuela Bilingüe Internacional (EBI) school. On May 19, 2011, on appeal, 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 pedestrian path was one of the conditions of approval. After much deliberation, the Commission approved the design on a vote of 3 ayes, 1 no, 1 abstention, 1 recusal, and 1 absent. The major item of discussion was regarding the citizen request for security gates. The conditions of approval, as established by the City Council, only require gates to be installed if there are security problems in the future after the path is built. Neither the Commission nor the City Council has the legal authority to modify this condition, and EBI is not willing to voluntarily install gates at this time. Thus, the path will be constructed without gates, and gates will only be installed in the future if the City Council so directs, based on security concerns.

Street Trees Study Session. The Planning Commission held a study session on regulations, policies and issues concerning the City’s street trees, and possible amendments to the Urban Forestry Ordinance. Staff and the City Arborist made a presentation and posed a number of questions. The Planning Commission provided direction on issues regarding the location of trees, and preservation and protection of existing trees. Specifically, the Commission recommended that Street Tree Guidelines be prepared that would assist staff and the Commission in determining whether a street tree should be removed, with a point system related to the health and size of trees for creating a threshold for a need for a tree removal permit. In addition, the Commission commented that the City should not be exempt from the provisions of the Urban Forestry Ordinance and that provisions for heritage trees on private property should be considered.

ZONING UPDATE STEERING COMMITTEE

As previously reported, on August 30 the Steering Committee completed its review of draft chapters of the proposed new Planning Regulations. On Saturday, September 29, the Steering Committee sponsored a community workshop at City Hall to present the draft Regulations. Approximately 35 people attended, including most of the Steering Committee and several City Council and Planning Commission members. This will be followed by a joint City Council/ Planning Commission study session on October 30. At the next Steering Committee meeting on November 15, the committee will review the entire regulations and comments from the community and joint study session, make a recommendation for adoption, and consider disbanding.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in September. Its next regular quarterly meeting will be on November 14.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in September. Its next regular quarterly meeting will be on October 18.

TRANSPORTATION COMMITTEE

At its September 25 meeting the Committee voted to administratively approve a new edge line along the east side of La Coste Street between 64th and 65th Streets to encourage drivers to park on the street and not the sidewalk. The Committee continued an item from BPAC regarding the NACTO Urban Bikeway Guide, asking that the recommendation wording be changed to “recognize” instead of “adopt” as a resource, and to allow more time to review the document in question before voting. The Committee also continued an item on implementing the North Hollis Parking Plan, and intends to make a recommendation at its next meeting. Peter Oswald of the Emery Go-Round informed the committee that the Emeryville Transportation Management Authority currently has a vacancy for a property owner.

PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its September 10 meeting, the BPAC heard a presentation on the Urban Bikeway Guide of the National Association of City Transportation Officials (NACTO) by Lauren Ledbetter of Alta Planning + Design and recommended that the City Council adopt the Guide as a resource. The Committee also heard an update on Safe Routes to Transit, chose a design for the 45th Street Bike Boulevard striping, and continued consideration of a tracking list of BPAC actions to its October meeting.

COMMUNITY EVENTS COMMITTEE

At its September 5 meeting, the committee approved the Park Avenue Plaza party on September 20, a wedding at the Marina, an Emery High School reunion at Doyle-Hollis Park, and the Coastal Cleanup on September 15. The Committee also approved two permits via email: A staff picnic for PG&E at Hollis Green (Novartis) Park on September 25, and a groundbreaking ceremony for the I-80 Integrated Corridor Mobility (ICM) Project at Shorebird Park on September 27.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on September 12 with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police departments and the City Attorney discussing the following topic:

Proposed Planning Regulations. The Committee reviewed a draft of the proposed new Planning Regulations and made a number of useful comments.

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 plans 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 project was then put on hold pending the Oversight Board's and State's decisions regarding the ability of the City to provide a financial contribution. It has now been determined that City funds will be available for the project, so the schematic design process has re-started. Staff of the Planning Division met with the School District architect to discuss the project on September 12, and a second Planning Commission study session is scheduled for a special Commission meeting on Monday, November 19.

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 scheduled for December 13.

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, and permits for all buildings were issued on September 14, 2012. Building permits were previously 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. 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, and a follow-up meeting was held on September 26. On October 16, the City Council is scheduled to discuss the possibility of redesigning the park and parking lot to preserve some of the existing trees.

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 demolition permit for the existing buildings on the site was issued on April 27; a building permit application for the foundation and garage portion of the project was submitted on May 7 and approved on September 4; it will be issued when fees are paid. 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 and a second round of comments on September 14. On September 19, Planning staff conducted a field visit to an apartment building in Berkeley which was constructed by the same developer and used similar materials as are being proposed at the 64th and Christie building.

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 September 19.

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 core and 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. At the applicant’s request, the Chief Building Official issued a “substantial completion letter” for the core and shell of the building on September 7. Meanwhile, tenant improvement plans for “The Bureau” restaurant on the ground floor were received on April 10 and issued on June 14.

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, 2012 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 extended ERN expired in September. 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, the City will now be considering other options for 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. The project is now under construction.

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. The restaurant opened for business on June 26, and the building permit was finalized by Oakland on September 4.

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 manage the property. The new property manager will be attending the next Community Preservation Committee meeting on October 18 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 was approved by the City Council on September 4, as noted above. 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, on appeal, 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. As noted above, the path design, without gates, was approved by the Planning Commission on September 27.

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. As noted above, the revised landscape plan was approved unanimously by the Planning Commission on September 27.

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. The Planning Commission discussed this at their August 23 meeting, and considered initiating the revocation/modification process at their September 27 meeting. At the request of Art.com, the item was continued to a special meeting two weeks later, on October 11, to allow them additional time to attempt to develop an acceptable solution to the problem.

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.

AC Transit Hydrogen Fueling Station. On May 4, a hydrogen leak and fire occurred at the AC Transit hydrogen fueling station on 45th Street. A conditional use permit and design review had previously been approved for this facility by the Planning Commission in January 2009, and the facility began operation in September 2011. The leak resulted in the evacuation of nearby properties, including Pixar, Emery Secondary School, and Emery Bay Village, and the closure of San Pablo Avenue between 40th and 53rd Streets for a about three hours. AC Transit has spent the last several months investigating the incident, determining how to repair and modify the station, and planning for its reopening. On September 11, they met with staffs of the Planning and Building divisions to review the code requirements and building permit process for making modifications to the station. On September 18, a larger meeting was held to review the Risk Assessment analysis of the station, the proposed modifications to the station, and AC Transit's Emergency Response Plan. This meeting, held in the Council Chambers, was attended by AC Transit, Linde (manufacturers of the facility), City staff, Alameda County Department of Environmental Health, Alameda County Fire Department, the California Fuel Cell Partnership, Sandia National Laboratories, and California Air Resources Board. AC Transit has indicated that they will be applying for a building permit soon and hope to re-open the station in late November or early December. An informational report is scheduled to be considered by the City Council on October 16.

Maroney Duplex, 1260 64th Street. Staff signed off on the final certificate of occupancy for construction two new single family residences on September 10. The building inspections for the two structures had previously been "finaled" on August 29.

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 approved on September 10.

Window Replacement and Installation. A minor design review permit for installation of new and replacement windows at 1260 63rd Street was approved on September 24.

ADVANCED PLANNING PROJECTS

Zoning Update. As noted above, a community meeting on the draft Planning Regulations was held on Saturday, September 29, consisting of an “open house” format and a formal presentation with a question and answer session. Staff had prepared displays and a presentation on what’s new in the draft code. Attendees asked questions and commented on the draft regulations. Following a joint City Council/Planning Commission study session on October 30 and Zoning Update Steering Committee final review on November 15, the draft code will be brought to the Planning Commission for approval in December, and to the City Council for adoption in January.

Design Guidelines. The Citywide Design Guidelines were edited to reflect adoption of the Shellmound Design Guidelines.

Housing Element. Staff reviewed draft state guidelines and gave comments to Association of Bay Area Governments staff, which will compile comments and discuss them with the State Department of Housing and Community Development. The guidelines could streamline review of the 2014 Housing Element.

Traffic Facilities Impact Fee Update. On September 20, staff presented the draft Emeryville Transit Infrastructure Study to the Emeryville Transportation Management Association Board of Directors. Board members agreed with the recommended City street improvements (signalizing the Shellmound/Amtrak/Market intersection, left turn signals at the San Pablo/Park and Hollis/Stanford intersections, and bus bulbs on Hollis and 40th) and asked for a tour with Fehr and Peers to discuss recommended bus stop relocations. After that tour the study will be finalized and its recommendations will be incorporated into the Traffic Facilities Impact Fee study, which will then go to the Planning Commission and City Council for study sessions. Recommended improvements that are not included in the Traffic Impact Fee will be added to the Capital Improvement Program for alternate funding.

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 (OBAG). Staff learned that the Alameda County Transportation Commission (ACTC) will require cities to adopt a Complete Streets resolution (Emeryville's will implement its General Plan Complete Streets policy) to qualify for the One Bay Area Grant Program. Staff distributed informational brochures on Measure B1 to extend and augment the county transportation sales tax.

Emeryville-Berkeley-Oakland Transit Study. Staff met with Caltrans District 4 staff on September 10 regarding the grant acceptance process, sent required documents to Caltrans, and responded to emails from Oakland and BART. The project will study transit and land use options in West Oakland, Emeryville and West Berkeley and is expected to get underway in February. As noted above, on September 4 the City Council authorized the City Manager to enter into a contract with Caltrans for this \$250,000 grant.

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 subregional working group, which is staffed primarily by BCDC, issued an Adapting to Rising Tides Vulnerability and Risk Assessment Report. This report is available on the project website at <http://www.adaptingtorisingtides.org/project-reports/>. Emeryville staff wrote a letter on the benefits of the project, for BCDC staff to present to the Commission as part of a project update.

Significant Structures. The City Attorney reviewed and approved the draft ordinance. Although it was on the September 27 Planning Commission agenda, it was continued because it had not been properly noticed. It will be brought to the Planning Commission in October and to the City Council in November.

Park Avenue District. Staff forwarded a resident's concern regarding palm trees on Park Avenue Plaza to Public Works Department staff, who said they had a palm tree expert examine these trees, and are increasing watering. These palms are different from the ones at City Hall and tend to have a drier appearance even in good health.

Bay Friendly Landscaping. On September 19, Planning staff met with Public Works staff and representatives of StopWaste.org and the Planning Center to discuss the Bay Friendly Landscaping process for Temescal Creek Park, the Powell to 59th Greenway, Papermill Park, and the Powell to Stanford Greenway.

Implementation of Landscaping Regulations. Staff training on the Water Efficient Landscape Ordinance was held on September 7. A meeting with East Bay Municipal Utility District staff on how to read irrigation plans is scheduled for October 3.

Electric Vehicle Parking. Staff finalized a map and table showing required electric vehicle (EV) charging conduit in existing approved development projects. On September 20, the Planning and Building Director participated in a telephone interview with a consultant who is working for ABAG on EV policy.

Enterprise Zone. Staff created a post card and a handout card for the Economic Development and Housing Department, advertising an October 19 workshop on the Oakland Enterprise Zone, which now covers Emeryville.

Congestion Management Compliance. The Alameda County Transportation Commission implements the county's Congestion Management Plan, which requires cities to update a Transportation Demand Management checklist and a land use table each year. Staff completed the annual Transportation Demand Management checklist, referring to the new Pedestrian and Bicycle plan and the new Sustainable Transportation Plan. There was no new development requiring a General Plan Amendment or Environmental Impact Report to add to the land use table.

Waste Management Plans. On September 5, Planning and Building division staff met with Public Works to discuss implementation of the Waste Management Plan requirements for building construction.

Street Tree Policies. Planning staff met with Public Works staff and the City Attorney on September 12 to discuss the City's policies on street trees, in preparation for a Planning Commission study session that was held on September 27, as noted above.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the third month of fiscal year 2012-2013 for building permit and inspection activity. The month of September 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 September, a total of 71 permits have been issued, based on a total valuation of almost \$46 million and generating a little over \$1.6 million in fees. During the same period, 224 inspections have been conducted. Field inspection totals of 42 (19%) were related to major projects and 182 (81%) 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. Building permits for the Parkside (formerly “Papermill”) residential-live/work project have been issued and the building permit for the adjacent City park/parking lot reconfiguration is under review. The Marketplace Redevelopment Phase 1 (64th and Christie) residential project demolition is complete, and the foundation/grading permits are ready for issuance; the building permit application for the superstructure of the building is 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 Bakery Lofts IV (18 units), Bridgewater remodel, podium renovation (63 units); Liquid Sugar (construction defects); the Courtyards at 65th (construction defects); Andante mechanical chases (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope remediation); and Public Market site improvements. The Building Division anticipates new development projects in fiscal years 2012-2014 including City Storage, Emery Station West/Transit Center, Pak ‘n Save Upgrade, 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 September 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 September included:

- **Weight Watchers** – 3995 Emery Street; electrical service upgrade, tenant improvements.
- **Verizon Wireless** – 6501 Shellmound Street; install radio equipment cabinet.
- **Klinknerville** – 6315 Doyle Street; Phase II seismic upgrade.
- **Clif Bar** – 1400 65th Street; tenant improvements.

- **Crystal Bioscience** – 1601 63rd Street A; tenant improvements.
- **Novartis** – 5300 Chiron Way; equipment replacement.
- **Parkside** – 1342 Stanford Avenue; underground storage tank removal.
- **Jamba Juice** – 6475 Christie Avenue; tenant improvement.
- **5 Admiral Drive** – Bathroom remodel.
- **Sutter** – 2100 Powell Street, 5th floor; install partition walls.
- **Emeryville** – 4320 San Pablo Avenue; reroof.
- **1035 43rd Street** – Electrical service upgrade.
- **Novartis G & T** – 1400 53rd Street; replace air handler.
- **1058 48th Street** – Private sewer lateral replacement.
- **1600 63rd Street** – Private sewer lateral replacement.
- **1482 67th Street** – Private sewer lateral replacement.
- **1232 53rd Street** – Private sewer lateral replacement.
- **6261 Hollis Street** – Private sewer lateral replacement (5 total).
- **1061 43rd Street** – Private sewer lateral replacement.
- **5909 Shellmound Street** – Private sewer lateral replacement test.
- **1063 45th Street** – Private sewer lateral replacement (4 total).
- **4408 Adeline Street** – Private sewer lateral replacement.
- **Marketplace** – 5905-6005 Shellmound Street; private sewer lateral replacements.
- **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.
- **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.

Construction Meetings

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

- **Ambassador Housing** – 36th and Peralta Streets.
- **Emeryville Marina** – 3310 Powell Street; South Basin dock replacement.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Parkside Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.

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.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building (“substantial completion letter” issued September 7, 2012).
- **Parkside Apartments** - Powell/Hollis/Doyle/Stanford; demolition, grading, shoring, bracing of existing brick wall.
- **Ambassador Housing** – 36th and Peralta Streets; building construction.
- **Bakery Lofts Phase IV** - 53rd and Adeline Streets; demolition, grading.
- **Marketplace Redevelopment Project, Phase I** – 64th and Christie; demolition, grading, excavation.

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:

- **Escuela Bilingüe International** – 4550 San Pablo Avenue (CO).
- **Marina South Dock Replacement** – 3310 Powell Street (final).
- **Panera Bread** – 1525 40th Street (final by Oakland).
- **Nothing Bundt Cakes** – 5745 Christie Avenue (CO).
- 17 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 September, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 22 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 13 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 169 counter contacts and 152 telephone queries in September.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for September. 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 225 inspections in September. 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 6 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 September:

- 6 graffiti cases (4 complaints, 2 identified by staff).
- 1 code enforcement (Building Code) related case was abated.
- 1 property owner/tenant disputes.
- 22 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

Alameda County Planning Directors Meeting. On September 14, Associate Planner Diana Keena attended a meeting of the Planning Directors of Alameda County in Hayward, hosted by the City of San Leandro, on behalf of the Planning and Building Director, who was on vacation. Discussion included the Alameda County Transportation Commission's (ACTC) Priority

Development Areas plan (including connecting housing to jobs) and draft One Bay Area Grant (OBAG) guidelines. ACTC would like to fund shovel-ready projects that meet historical criteria of equity, safety and gap closure. It was also noted that the Association of Bay Area Governments is preparing a regional prosperity plan with a grant from the Federal Department of Housing and Urban Development. Attendees expressed a need to protect industrial areas.

Bicycle Friendly Community Application. Assistant Planner Arly Cassidy worked with Associate Planner Diana Keena, and Peter Schultze-Allen and Mike Roberts of 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 hoping to announce the results by the end of October.

Private Sewer Lateral (PSL) Administrative Process. The Building Division met with the Public Works Department to discuss topics which included revisiting the inspection and documentation process resulting in issuance of a Certificate of Compliance. Also discussed were proposed modifications to an existing PSL data sheet created by the East Bay Municipal Utility District (EBMUD) for their tracking purposes. According to the Public Works Department, EBMUD has asked the City’s Building Division to provide a monthly Sewer Lateral data sheet to track the following for each case:

- Parcel Number.
- Property Owners Name.
- Property Owners Phone Number.
- Issue Date of Building Permit (if PSL “trigger” of \$100,000 construction valuation is met).
- Building Permit Number (if PSL “trigger” is met).
- *Does Property have more than 1,000 total linear feet of Private Sewer Lateral?*
- Was an EBMUD Compliance Certificate presented before Building Permit Final? Or is work in progress?
- Issue Date of Building Permit Final.
- Issue Date of Sewer Lateral Permit.
- Sewer Lateral Permit Number.
- *Number of sewer laterals serving property.*
- Date of Sewer Lateral Verification Test.
- EBMUD Compliance Certificate ID Number.

The EBMUD spread sheet by itself is not efficient to track the status of the building permits that trigger the PSL requirements; the City has proposed revisions to the form as listed above in italics. The current spreadsheet showed the building permits that meet the PSL remodel trigger and it only tracks the sewer lateral permits that were issued as a result of the building permit that met the remodel trigger. The modification to the spread sheet lists if the property has greater than 1,000 total linear feet of sewer lateral and indicates multiple sewer laterals within a parcel that must be brought into compliance in order to obtain a certificate of compliance.

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

California chapters on September 11th. In addition, as a Board member, Ms. Desai has also been participating in organizing a workshop entitled “Smart Parking for Smart Growth”. At this workshop a panel will discuss the pros and cons of the California State Legislature’s recently proposed parking policy for transit rich areas (AB 904). The workshop will be held at MTC in Oakland on November 9.

Planning Submittal Checklist. On September 27, Planning Division staff met to discuss updates to the submittal checklist for planning permit applications. This checklist covers all of the material that is needed by Planning staff to process a development application, and is a requirement of the State Permit Streamlining Act to notify applicants of what is necessary to make an application “complete”.

Grants Coordination. Planning staff attended the monthly interdepartmental grants coordinating meeting on September 20, at which future grant application prospects, submitted grant applications, awarded grants, and related topics were discussed.

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 September 28 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 two years, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Planning project attachments have been optimized back into 2001. 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, and, as noted above, a contract was approved by the City Council 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	17										51
Plumb., Elec., Mech.	34	26	47										107
Fire	15	13	7										35
MON. TOTALS	66	56	71	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	193
VALUATION													
Residential	\$212,052	\$879,677	\$41,699,262										\$42,790,991
Sub Permits	\$529,503	\$4,249,034	\$840,184										\$5,618,721
Commercial	\$1,877,866	\$1,261,060	\$3,360,132										\$6,499,058
MON. TOTALS	\$2,619,421	\$6,389,771	\$45,899,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$54,908,770
FEES COLLECTED													
General Plan	\$11,598.39	\$35,463.11	\$229,894.75										\$276,956.25
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00										\$2,297.00
Technology Fee	\$2,319.67	\$7,092.62	\$45,978.95										\$55,391.24
Building Permit	\$16,153.15	\$21,797.74	\$360,608.43										\$398,559.32
Plan Review	\$36,019.25	\$27,116.70	-\$40,505.54 *										\$22,630.41
Energy Review	\$3,042.25	\$507.41	-\$10,821.05 *										-\$7,271.39
Electrical Permit	\$5,050.59	\$4,692.15	\$78,150.74										\$87,893.48
Plumbing Permit	\$3,143.06	\$4,825.44	\$66,444.07										\$74,412.57
Mechanical Permit	\$1,829.45	\$445.15	\$66,117.17										\$68,391.77
S.M.I.P.	\$384.02	\$511.60	\$9,462.48										\$10,358.10
Microfiche	\$170.31	\$582.65	\$3,645.32										\$4,398.28
Fire Dept. Fees	\$6,190.54	\$4,242.55	\$128,635.89										\$139,068.98
Sewer Connection	\$0.00	\$0.00	\$92,979.01										\$92,979.01
Bay-Shell	\$0.00	\$0.00	\$0.00										\$0.00
Traffic Impact	\$0.00	\$0.00	\$0.00										\$0.00
School	\$0.00	\$0.00	\$573,826.92										\$573,826.92
Art Public Places	\$0.00	\$0.00	\$0.00										\$0.00
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03	\$9,025.00										\$55,771.03
MON. TOTALS	\$89,999.68	\$150,358.15	\$1,615,305.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,855,662.97

* Negative values reflect refund of fees for Parkside Apartment project due to re-calculation of construction valuation and elimination of surcharge for phased project, which is now to be built in a single phase.

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	20%	33	44	38										82
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	0%	0	1	0										1
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	87%	5	2	3										10
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0										6
EMERYVILLE MARINA-South Basin deck	\$2,225,280	11-Nov-09	60%	0	0	1										1
LIQUID SUGAR - Buildings C&D defects	\$1,475,729	16-Mar-10	100%	4	6	0										10
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	2	0										2
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	0%													0
64th and CHRISTIE APARTMENTS	\$38,500,000	Pending	0%													0
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170										609
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	14	19	12										45
				240	335	224										
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																
															766	

Planning and Building Department

Major Development Projects

September 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; second study session scheduled for 11/19/12; IS/MND being prepared.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing tentatively 12/13/12 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	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	Permit for grading and excavation issued 8/21/12. Building permit for foundation approved 9/4/12.			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 all buildings issued 9/14/12.			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.			CC - 11/20/07			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
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			
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; finalized 9/12/12.			PC - 12/11/03			
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 9/1/11. CO issued 9/12/12.			CC - 5/19/11			
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Oakland issued building permit 2/14/12. Oakland finalized building permit 9/4/12.			PC - 10/27/11			

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
September 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
September 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. Approved permit for foundation on September 4, 2012.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

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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			
Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	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.	Sasha Shamzad MRE Commercial (510) 849-0776

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<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. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</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>

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<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. Project is under construction.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<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>

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<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>
<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 101-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>

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Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single-family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	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. Tree removal permit for street tree approved by Planning Commission on September 27, 2012.	
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 December 13, 2012, pending design of Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228

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<p>EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency 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 1st floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012.</p>	
<p>OTHER</p>			
<p>Panera Bread Southwest corner 40th & Horton Sts. UPDR10-001</p>	<p>4,000 square foot restaurant pad in northeast corner of Target parking lot.</p>	<p>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. Building permit finalized by Oakland on September 4, 2012.</p>	<p>Christopher Wadleigh (949) 702-0700</p>

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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. Permit finalized on September 12, 2012.	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
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	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.	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; second study session scheduled for special meeting on November 19, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314

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HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	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. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on 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. Exterior play area work completed on September 21, 2012.	John Horsh (510) 872-6182

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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>