



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: December 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – NOVEMBER 2012**

HIGHLIGHTS OF THE MONTH

After more than eight years since its first meeting on October 12, 2004, the Zoning Update Steering Committee held its last meeting on November 15, at which it made final revisions to the draft Planning Regulations, voted unanimously to recommend their adoption and to recommend that the Steering Committee be disbanded, and then held a celebration with present and past Steering Committee members and staff.

At a special meeting on November 19, the Planning Commission unanimously approved an amendment to the Art.com sign conditions of approval, reflecting an agreement that had been reached between Art.com and residents of Pacific Park Plaza. An evidentiary hearing scheduled for November 29 was cancelled.

The City Council held a study session on street trees on November 6 and directed staff to prepare guidelines on when to remove street trees, to prepare amendments to the Urban Forestry Ordinance including elimination of the exemption for City projects, and to refer the matter of preservation of existing trees on private property in conjunction with development projects to the Zoning Update Steering Committee for inclusion in the new Planning Regulations.

On November 20, the City Council declined to approve the significant structures ordinance, which includes a map and list of all such structures in the city, but instead directed staff to meet with property owners and other interested citizens to refine the map and list.

Planning staff attended several conferences and meetings in November, including the Bay Area Planning Directors Association, GreenBuild Conference, Complete Streets Policy Workshop, and Smart Parking for Smart Growth panel discussion.

Staffs of the Planning and Building divisions spent considerable time in November preparing for implementation of the new CodeTRAK code enforcement module of our permit tracking system.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

November 6, 2012

Street Tree Regulations and Policies. The Council held a study session on street tree regulations and policies as a follow-up to a previous Council study session on July 17 and a Planning Commission study session on September 27. Following a presentation by staff and the City's arborist, a number of citizens spoke, including representatives from Wareham, Watergate condominiums, and Emery Bay Village. They all clearly stated that they were not in favor of the City regulating trees on private property. After hearing these remarks, the Council members indicated that they were not in favor of a heritage tree ordinance to regulate private trees. The Council agreed with the Planning Commission and staff that street tree guidelines should be prepared to assist staff and the Commission in determining when to remove street trees. It was opined that one of the guidelines should be to preserve existing healthy trees whenever possible. The Council also directed that the Urban Forestry Ordinance be amended so that the City is not exempt. In addition, it was suggested that the City arborist review all arborist reports submitted for tree removal requests and that such reports should include the value of the tree(s). Staff was directed to refer the matter of the preservation of existing trees on private property, in conjunction with development projects, to the Zoning Update Steering Committee for consideration at their last meeting on November 15.

Appeal of Escuela Bilingüe Pedestrian Path Design. The Council set a hearing date of December 4 to consider the appeal of neighbors John and Kairee Tann of the Planning Commission's September 27 approval of the design of a pedestrian pathway between 45th and 47th Streets along the eastern property line of Escuela Bilingüe Internacional school.

Emeryville-Berkeley-Oakland Transit Study Advisory Committees. The Council approved staff's proposed composition of a Technical Advisory Committee (TAC) and a Policy Advisory Committee (PAC) for this study of improved local transit in the central East Bay "Green Corridor" of Emeryville, West Oakland, and West Berkeley.

November 20, 2012

Preservation of Significant Structures Ordinance. The Council considered a proposed ordinance that would consolidate existing provisions for significant structures in the Park Avenue District and in the rest of the City, add a map and list of significant structures citywide, require City Council approval for the demolition of a significant structure, and clarify changes to the significance criteria. After hearing from a number of property owners, the Council deferred on passing the ordinance, but instead directed staff to work with property owners to refine the map and list. It was noted that this would mean that the draft Planning Regulations would need to be revised to delete the map and list of significant structures and replace them with the

existing map of significant structures in the Park Avenue District and criteria for significant structures outside the District.

PLANNING COMMISSION

The Planning Commission normally does not meet in November, but held a special meeting on November 19 to consider the following items:

Art.com Roof Sign. The Commission unanimously approved an amendment to the existing Art.com sign permit previously approved by the Planning Commission on February 23, 2012 pertaining to conditions limiting the operation of the north facing sign. The amendment reflects an agreement that had been reached between Art.com and residents of Pacific Park Plaza, who had originated the complaints about the sign. The special meeting scheduled for November 29 to hold an evidentiary hearing was cancelled.

Emeryville Center for Community Life. The Commission held a second study session on a proposal to redevelop the Emery Secondary School site to accommodate an approximately 115,100 square foot multi-story multi-use facility that will co-locate the elementary and secondary schools and accommodate the City's community services and recreation programs. A number of citizens spoke and expressed concerns regarding open space and traffic congestion particularly resulting from drop-off of students. Citizens also asked clarifying questions regarding areas that will be open for the general public during school hours and the need for a senior lounge as there is an existing senior center. The Commission expressed concern for the adequacy of usable and functional open space for students. Two Commissioners stated the need to include the pedestrian path along the western property line that is identified in the General Plan. A concern was also expressed for the potential of value engineering in the project. Several comments were made on the design of the building including the need to improve the treatment of the corner at 53rd Street and San Pablo Avenue; the need to use good finishes and a better color scheme; the need for a distinguishing architectural feature that identifies the use of the buildings; the need for wider overhangs; and the need for the San Pablo Avenue elevation to "read" as the "front" of the project. The Commission found the general concept of the "community canvas" interesting. A concern regarding conflicts between vehicular traffic and pedestrians impacting the neighborhood was also expressed.

ZONING UPDATE STEERING COMMITTEE

The Steering Committee held its final meeting on November 15, eight years, one month, and three days after its first meeting on October 12, 2004. The Steering Committee had completed its review of the draft Planning Regulations at its previous meeting on August 30. The regulations were then published as a "public review draft" on September 28, reflecting the Steering Committee's comments, and were presented at a community meeting on September 29. They were then discussed at a joint study session of the Planning Commission and City Council on October 30. At its November 15 meeting, the Steering Committee considered comments from the community workshop, the joint study session, the public, and staff, and decided on final revisions to the draft Planning Regulations. They then voted unanimously to recommend that the Planning Commission approve, and that the City Council adopt, the new

regulations. After that, they voted unanimously to recommend that the City Council disband the Steering Committee, and then held a celebration of their accomplishments with present and former Steering Committee and staff members.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its regular quarterly meeting on November 14, the committee discussed the idea of a monthly event involving open businesses and regular events on the plaza. The committee decided to invite district businesses to attend the February 13 committee meeting to discuss the idea.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in November. Its next regular quarterly meeting will be on Wednesday, January 23, 2013.

TRANSPORTATION COMMITTEE

At its November 27 meeting, the Transportation Committee agreed to recommend five pairs of “No Parking of Trucks or Trailers between 9 pm - 6 am” signs at problem spots in the Park Avenue District. The committee also approved a no-parking green zone on part of the north side of Park Avenue between Hubbard and Halleck streets. The committee asked the Park Avenue District Advisory Committee to consider the idea of 2-hour parking on the entire block in February, so the Transportation Committee could consider it in March. The Committee also recommended allowing a curb cut in front of 5768 Peladeau Street for truck loading. The Committee’s December meeting will be held on December 11 instead of December 25, and will be in the form of a community meeting at Fire Station 2 at Hollis and 63rd Streets to consider implementation of the North Hollis Parking Plan.

PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its November 5 meeting, the BPAC discussed problems with truck loading on Horton Street and overall design of the Horton Street Bike Boulevard. The discussion was continued to the next meeting. The BPAC also heard a report on the Bike Mobile stop at the Harvest Day celebration at Anna Yates. The Subcommittee voted to change the design of the 45th Street Bicycle Boulevard to large stencils in the travel lane, rather than separate bike lanes.

COMMUNITY EVENTS COMMITTEE

At its November 7 meeting, the Committee approved two permits: a rental of the Senior Center Main Hall on November 17, and the Holiday Tree Lighting hosted by the City of Emeryville at the Civic Center on November 30.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting is December 12.

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 winter. 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 first Planning Commission study session was held on April 26. Staff attended a community workshop on Saturday, November 17 at the Ralph Hawley School multipurpose room at 61st and Doyle Streets. As noted above, a second Planning Commission study session was held on November 19. Staff is scheduled to meet with Fehr and Peers on December 6 to discuss transportation assumptions that will be used for analyzing the project's traffic impacts.

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, 2011; 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 study of the left turn lane, which staff has reviewed. Staff met with the property owner on November 19 to discuss the left turn lane. Due to questions about the cost, need, and responsibility for construction of the left turn lane, a Planning Commission public hearing scheduled for December 13 has now been postponed.

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 in March 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 building permit for the park on August 13 and signed off on the permit on November 21. On October 16 the City Council discussed the possibility of redesigning the park and parking lot to preserve some of the existing trees, and directed staff to look into the possibility of saving the nine trees identified as “good” candidates for preservation by the applicant’s arborist, moving them off-site for safe keeping, and then replanting them as part of the new park design. The Public Works Director will report his findings and options on this issue to the City Council on December 4.

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. Demolition is now complete and the site is being remediated.

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. On November 14, the entire Public Market complex, including the approved PUD (except the 64th and Christie site), was purchased by City Center Realty Partners, although we understand that TMG will still be actively involved in the further development of the project.

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 the building permit was issued on June 14. A "soft opening" of the restaurant is scheduled for December 7.

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 is now 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, 2011. It was appealed by a neighbor on November 14, 2011 but the appeal was withdrawn on November 22, 2011 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. In the meantime, the applicant has applied for an extension of the entitlements until October 2013, which will be heard at the December 13 Planning Commission meeting.

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.

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 was scheduled to attend the Community Preservation Committee meeting on October 18 to brief the Committee on their plans, but was unable to attend due to other commitments. The property is currently up for sale, and the property manager indicated that she would attend a future Community Preservation Committee meeting if Jones Lang LaSalle is still managing the property.

Maz Building. Staff has held several meetings with a developer concerning a potential housing and commercial development at the Maz building site at the northeast corner of San Pablo Avenue, Adeline Street, and West MacArthur Boulevard, most recently on November 5. 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, was approved by the City Council on September 4, and was issued on September 27. Developer proposals are due on January 14. 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).

Mid-Block Pedestrian Path at Escuela Bilingüe Internacional. On September 27, the Planning Commission approved the design of 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 was one of the conditions of approval of EBI's conditional use permit, which was approved on appeal by the City Council on May 19, 2011. The major item of discussion at the Planning Commission meeting 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. Adjacent neighbors John and Kairee Tann filed an appeal of the Commission's approval of the path design on October 10 followed by a supplemental appeal letter submitted on October 29. The Planning and Building Director, Chief Building Official, and Plans Examiner met with the appellants to discuss the concrete block wall along the property line on October 25, and staff from Planning and Building, Sergeant Fred Dauer from the Police Department, and the City Attorney met with the appellants and the applicant on October 30 to discuss various issues of the appeal. As noted above, at its November 6 meeting, the City Council set the hearing date on the appeal for December 4.

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 of Pacific Park Plaza have complained that they are too bright. 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. The Commission was unimpressed with Art.com's efforts and, on October 11, voted unanimously to adopt the order to initiate an action to revoke or modify the sign permit, and set the date for an evidentiary hearing for a special Planning Commission meeting on Thursday, November 29. As noted above, Art.com and the Pacific Park Plaza residents were able to work out a compromise and, at a special meeting on November 19, the Planning Commission unanimously approved an amendment to the conditions of approval reflecting this agreement. The evidentiary hearing scheduled for November 29 was cancelled.

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 Planning Commission held a study session on October 25, and the Development Coordinating Committee discussed the proposal on October 31. A Planning Commission decision hearing is scheduled for December 13.

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 about three hours. AC Transit spent the next 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. On October 12, the City Manager and Planning and Building Director held a conference call with the California Air Resources Board to discuss the issue. An informational report was presented to the City Council on October 16, with the Council expressing no objections or serious concerns. A "town hall" meeting for the community was held on November 15 at Old Town Hall. Meanwhile, a building permit application for the repair work, which involves replacing some valves and increasing the height of some vent stacks, was submitted on October 15 and issued on October 25. AC Transit hopes to reopen the facility in January.

Sherwin Williams Site. Remediation of the Sherwin Williams former paint factory site was completed in March. Now that the site is clean, it is a prime development opportunity, and we understand that Sherwin Williams is entertaining offers from a number of developers, with proposals due at the end of November. Several of them have come in to meet with the Planning and Building Director and Economic Development and Housing Director to discuss the City's vision and regulations for the site, including four developers in October, Civic Ventures on November 7, and Pulte on November 15.

Geo. M. Martin Company. On November 5, staff met with a representative of the Geo. M. Martin Company which owns several industrial buildings along 67th Street in Emeryville and adjacent Folger Avenue in Berkeley, to discuss the possibility of constructing a small new industrial building that would extend between those two streets and lie in both cities. After reviewing Emeryville's regulations and procedures, the property owner was advised to contact the City of Berkeley to find out about their regulations and procedures. We will then coordinate with Berkeley city staff to process the project.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Novartis Building M Landscape, Phase II, 1400 53rd Street. A minor design review permit to replace existing turf with new trees, shrubs, and a decomposed granite path was approved on November 30.

Signs

The Bureau 510, 5800 Hollis. A minor sign permit to install three new signs at a new restaurant was approved on November 15.

Himalayan Wonders, 5673 Bay Street. A minor sign permit to install one new wall sign was approved on November 16.

Brookstone, 5685 Bay Street. A minor sign permit to install one new wall sign was approved on November 16.

ADVANCED PLANNING PROJECTS

Zoning Update. The staff Technical Advisory Committee met on November 6 to review the list of recommended changes to the draft Planning Regulations, and on November 13 to prepare for the November 15 Zoning Update Steering Committee meeting. As noted above, the Steering Committee approved final revisions to the draft regulations on November 15 and voted to recommend their adoption. Staff then prepared a “red-line” “public hearing draft” of the regulations reflecting the revisions approved by the Steering Committee, and a staff report for the December 13 Planning Commission adoption hearing. Staff also updated the webpage (<http://emeryville.org/zoningupdate>), had maps and diagrams corrected, and designed a post card announcing the adoption hearings to be held by the Planning Commission and City Council on December 13 and January 15, respectively.

Housing Element. On November 29 staff attended a Bay Area Planning Directors Association meeting where state, regional and local officials discussed state initiatives to support housing and improve the housing element process, and how to get housing elements certified and housing built. (For further details, see “Administration/Other” below.)

Traffic Facilities Impact Fee (TIF) Update. Staff met on November 2 to discuss the list of potential projects to be included in the TIF program. Recommended improvements that are not included in the Traffic Impact Fee will be added to the Capital Improvement Program for alternate funding. The study will be presented to the Transportation Committee on January 22, and a Planning Commission study session is scheduled for January 24, followed by a City Council study session on February 19. The Commission will make a recommendation at their March 28 meeting with City Council adoption scheduled for April 16.

Shellmound Street/Powell Street Bridge Improvements. On September 4, the City Council approved the creation of 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. On November 26, Planning staff participated in a field visit to the underpass area with Economic Development and Housing staff, the Public Works Director, and the City’s public art consultant, to scope out the project.

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). To qualify for One Bay Area Grant funding, cities must adopt a Complete Streets policy by the end of January, in conformance with Metropolitan Transportation Commission and Alameda County Transportation Commission (ACTC) criteria. An intern drafted the policy, which is scheduled to be considered by the Planning Commission on December 13 and adopted by the City Council on January 15.

Emeryville-Berkeley-Oakland Transit Study. This project, funded by a \$250,000 Caltrans grant, 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, the City Council approved the proposed committee structure on November 6. Staff then sent an email to organizations that had helped with the grant application, with the scope, time line and committee structure staff report attached. An intern began downloading and abstracting relevant highlights of background documents.

Adapting to Rising Tides. Staff reviewed the Vulnerability and Risk Assessment for this pilot study, which is staffed by the San Francisco Bay Conservation and Development Commission (BCDC) and the National Oceanic and Atmospheric Administration (NOAA) to study effects and adaptation to sea level rise between Emeryville and Hayward.

Significant Structures. The Planning Commission approved the proposed ordinance on October 25. Staff subsequently met with property owners onsite, revised the proposed ordinance and list and map of significant structures, responded to calls, and emailed property owners. As noted above, on November 20 the City Council deferred on passing the ordinance, but directed staff to work with property owners and interested citizens to refine the map and list. Following the Council hearing, staff contacted some potential working group members and drafted a Council report about the composition of the working group, which is expected to be considered by the Council on December 18.

Park Avenue District. On November 7, Planning staff met with Economic Development and Housing, and Community Services staff regarding ways to activate Park Avenue. As noted above, this was discussed by the Park Avenue District Advisory Committee on November 14.

Housing Data for School District. Staff completed a “Dwelling Units Worksheet” for the Emery Unified School District to use in applying for state funding.

Bicycle Boulevards. An intern surveyed Bicycle Boulevard signs and stencils.

BART Metro Vision. Staff attended a long-range planning meeting at BART about infill stations, new lines, and operational improvements. BART’s presentation included a line along the eastern shore through Emeryville, probably not with standard BART trains. Staff had previously provided BART staff with our General Plan policies calling for a BART station in Emeryville in the long-term, and renaming the MacArthur BART station to include “Emeryville” in the short-term.

Street Tree Policies. As noted above, the City Council held a study session on street tree policies and regulations on November 6. As directed by the Council, staff will now be preparing street tree guidelines to assist staff and the Commission in determining when to remove street trees, and will be drafting revisions to the Urban Forestry Ordinance. Also as directed by the Council, the issue of preserving existing trees on private property in conjunction with development projects was considered by the Zoning Update Steering Committee on November 15, and they approved a new section to this effect in the draft Planning Regulations.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the fifth month of fiscal year 2012-2013 for building permit and inspection activity. The month of November continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the last several fiscal years. For November, a total of 64 permits have been issued, based on a total valuation of \$4.9 million and generating a little over \$120,000 in fees. During the same period, 319 inspections have been conducted. Field inspection totals of 80 (25%) were related to major projects and 239 (75%) 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. Construction continues for the Parkside (formerly “Papermill”) residential-live/work project 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 site is currently being remediated. The foundation/grading permits are ready for issuance, and 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 November, the Director of Planning and Building received two questionnaires, both 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 November included:

- **Jasmine Blossom Restaurant** – 6520 Hollis Street; tenant improvements.
- **Public Market** – 5959 Shellmound Street; cistern.
- **Mediterraneo** – 5959 Shellmound Street #12; tenant improvements, remodel.
- **Urbunto Coffee** – 5515 Doyle Street; equipment.
- **1260 63rd Street** – residential remodel, seismic upgrade.
- **Bridgecourt Apartments** – 1221-1231 40th Street; exterior repairs.
- **Sprint (Fire Station 1)** – 2333 Powell Street; electrical upgrade, antenna.
- **1232 53rd Street** – residential remodel.
- **4 Captain Drive (E205)** – residential interior improvements.
- **1499 67th Street** – voluntary seismic upgrade.
- **1487 67th Street** – voluntary seismic upgrade.
- **Novartis Building 4** – 5300 Chiron Way; tenant improvement.
- **Novartis Building G** – 1400 53rd Street; door modifications.
- **3 Admiral Drive F465** – kitchen remodel.
- **2 Commodore Drive, Unit D173** – kitchen and bathroom remodel.
- **Home Depot** – 3838 Hollis Street; temporary garden, Christmas tree lot.
- **1056 43rd Street** – installation of residential tankless water heater.

- **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.
- **Parkside Apartments (formerly Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live-work 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 November for the following projects:

- **Ambassador Housing** – 36th and Peralta Streets.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Marketplace Redevelopment Phase 1** – 64th Street and Christie Avenue; 193 residential rental units in five-story 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; building construction.
- **Marketplace Redevelopment Project, Phase I** – 64th and Christie; excavation, shoring.

Projects Completed or Nearing Completion

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

- **Weight Watchers** – 3995 Emery Street (CO).
- 12 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 November, 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 14 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 170 counter contacts and 118 telephone queries in November.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for November. 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 319 inspections in November. Requests for this month average 160 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 8 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 in time 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 manner to ensure that these sensitive cases are abated. The following cases were handled in November:

- 5 graffiti cases
- 2 code enforcement (Building Code) related cases were abated.
- 1 property owner/tenant dispute.

- 16 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

Bay Area Planning Directors Association. On November 30, the Planning and Building Director and Associate Planner Diana Keena, along with Catherine Firpo from Economic Development and Housing, attended a meeting of the Bay Area Planning Directors Association (BAPDA) at the Jack London Aquatic Center in Oakland. The topic was housing elements, and there were a number of interesting and informative speakers. The first panel on “State Initiatives to Support Housing and Improve the Housing Element Process”, included Linn Warren, Executive Director, and Lisa Bates, Deputy Director, both from the California Department of Housing and Community Development (HCD), and Claudia Cappio (former Emeryville Planning and Building Director), Executive Director of the California Housing Finance Agency (CalHFA). The second panel, “Housing Elements – Getting Them Done & Certified; Getting Housing Built”, featured six speakers from Sonoma County, HCD, Oakland, San Bruno, Goldfarb & Lipman (attorneys) and East Bay Housing Organizations (EBHO), with a wrap-up by the Director of Housing for San Mateo County. In response to the cumbersome process for certifying housing elements during the last cycle, a number of improvements are planned this time around. Cities like Emeryville that have existing certified housing elements need only update their current housing elements using a checklist to be provided by HCD. Under SB 375, the housing element cycle this time is eight years (2014-2022), tied to every-other four-year Regional Transportation Plan cycle, as opposed to five years for previous cycles. However, as an incentive to get housing elements completed on time, those that are not adopted by the deadline in 2014 will only be good for four years, and will have to be updated again in 2018.

GreenBuild Conference. Senior Planner Miroo Desai attended the national GreenBuild Conference in San Francisco, from November 14 to 16. Her participation was made possible by a scholarship provided by StopWaste.org.

U.C. Berkeley, College of Environmental Design Students of Color. Senior Planner Miroo Desai was invited to give a talk to U.C. Berkeley’s College of Environmental Design Students of Color on the practice of planning on November 20.

Complete Streets Policy Workshop. On November 8, Assistant Planner Arly Cassidy attended a workshop about Complete Streets and the policy all cities are required to adopt by January 31 in order to be eligible for One Bay Area Grants (OBAG). The Alameda County Transportation Commission (ACTC) answered questions about language and the long term goal: to have a complete streets policy included in every city's General Plan. Emeryville already has this policy in its recently updated 2009 General Plan, but will adopt the policy in addition.

Smart Parking for Smart Growth. On November 9, Assistant Planner Arly Cassidy attended a panel discussion about off-street parking requirements put on by the American Planning Association and hosted by the Metropolitan Transportation Commission. The panelists presented diverse views on whether the state should require a specific (and often much lower) parking ratio for development surrounding well-served transit hubs. Arly took the opportunity to share information about the new flexible parking calculation in Emeryville's draft Planning Regulations and suggested the state look into a similar option.

American Planning Association (APA) Northern California Chapter Board Meeting. Senior Planner Miroo Desai, a board member, attended the last Chapter Board meeting held in San Leandro on November 7. She also attended the APA Holiday Party on November 30th, along with other Planning Division staff.

Grants Coordination. Planning staff attended the monthly interdepartmental grants coordinating meeting on November 15, at which future grant application prospects, submitted grant applications, awarded grants, and related topics were discussed.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over 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 November 14 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 2000.

CodeTRAK. Following a demonstration and evaluation, staff has decided to add the "CodeTRAK" module and GIS integration to our TRAKiT software. This will allow us to track code enforcement cases as easily as we can now track building and planning permits, and to pull up planning and building permits by selecting a parcel on a map. A "kick-off" phone call with CRW was held November 1, followed by an internal meeting on code enforcement workflow on November 19, a two-hour video-conference "Pre-Kick-Off Training" on November 27, and then two full days of on-site "Kick-Off/Business Process Review" meetings on November 28 and 29. The system will be installed, configured to our specifications, and tested over the next several months, with an anticipated "go live" date of March 19, 2013. Like the rest of the TRAKiT system, this new module and GIS integration will be funded by the Technology Fee, a 0.1% surcharge on building permits.

Front Counter Expansion. On November 2, the Planning and Building Director participated in an interdepartmental meeting about the planned expansion of the front counter, and the proposal to add a public access computer in the area. The counter expansion has been folded into the

contract for an improved conference room in the Garden Level of Old Town Hall and improved security gates for the administration building, and will be done at the same time.

Redevelopment Agency Property Management Plan. On November 16, the Planning and Building Director participated in an interdepartmental meeting about this property management plan that is required by the State as part of the dissolution of redevelopment. Once approved by the State, this plan will give us more control over City-owned property.

California Building Officials (CALBO) Legislation Update. Every year legislation from the State Capitol is proposed, voted and approved. CALBO plays a major role in testifying either for or against the proposed bills in the hopes of minimizing the impacts to local communities. Some of the laws which impact local Building Departments are summarized as follows:

SB 1186: Disability Access: Certified Access Specialist Program (CASp)

Requires an attorney to provide a written advisory to a building owner or tenant with each complaint or settlement demand for any construction-related accessibility claim. Provides that a violation may subject the attorney to disciplinary action. Requires notification that leased or rental property has been inspected by an access specialist. Updates the responsibilities of the State Commission on Disability Access. Provides for construction liability. Relates to an alternative method of compliance.

Specifics: Government Code 4467. (a) On and after January 1, 2013, and until December 31, 2018, any applicant for a local business license or equivalent instrument or permit, and from any applicant for the renewal of a business license or equivalent instrument or permit, shall pay an additional fee of one dollar (\$1) for that license, instrument, or permit, which shall be collected by the city, county, or city and county that issued the license, instrument, or permit.

(b) The city, county, or city and county shall retain 70 percent of the fees collected under this section, of which up to 5 percent of the retained moneys may be used for related administrative costs of this chapter. The remaining moneys shall be used to fund increased certified access specialist (CASp) services in that jurisdiction for the public and to facilitate compliance with construction-related accessibility requirements. The highest priority shall be given to the training and retention of certified access specialists to meet the needs of the public in the jurisdiction as provided in Section 55.53 of the Civil Code.

(c) The remaining 30 percent of all fees collected under this section shall be transmitted on a quarterly basis to the Division of the State Architect for deposit in the Disability Access and Education Revolving Fund established under Sections 4465 and 4470. The funds shall be transmitted within 15 days of the last day of the fiscal quarter. The Division of the State Architect shall develop and post on its Internet Web site a standard reporting form for use by all local jurisdictions. Up to 75 percent of the collected funds in the Disability Access and Education Revolving Fund shall be used to establish and maintain oversight of the CASp program and to moderate the expense of CASp certification and testing.

(d) Each city, county, or city and county shall make an annual report, commencing March 1, 2014, to the Legislature and to the Chairs of the Senate and Assembly Committees on Judiciary, and the Chair of the Senate Committee on Budget and Fiscal Review and the Chair of the Assembly Committee on Budget, of the total fees collected in the previous calendar year and of its distribution, including the moneys spent on administrative services, the moneys spent to increase CASp services, the moneys spent to fund programs to facilitate compliance, and the moneys transmitted to the Disability Access and Education Revolving Fund. A report to be submitted pursuant to this subdivision shall be submitted in compliance with Section 9795.

AB 1801: Land Use: Fees: Energy Systems

Amends existing law relating to fees for land use and building permits. Prohibits a city, county, or city and county from basing the calculation of the fee charged for solar energy system on the valuation of the system, or any other factor not directly associated with the cost to issue the permit, or the calculation of the fee on the valuation of the property or the improvement, materials, or labor costs. Requires the local entities to identify each fee assessed and placed on the applicant invoice. The Building Division currently bases permit fees on recovery costs as stated in the mandate.

SB 1222 - Solar Energy: Permits

Requires that permit fees for rooftop solar energy systems by a city, county, city and county, or charter city not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed a specified amount per kilowatt level maintained.

Specifics: This bill would require permit fees for rooftop solar energy systems, as specified, by a city, county, city or county, or charter city to not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed \$500 plus \$15 per kilowatt for each kilowatt above 15 kW for residential rooftop solar energy systems, and \$1,000 plus \$7 per kilowatt for each kilowatt between 51 kW and 250k W, plus \$5 for every kilowatt above 250 kW, for commercial rooftop solar energy systems, unless certain conditions are met. Even though the Building Division has justified the current flat fees under the Master Fee Schedule based on reasonable costs, the Building Division will further investigate the specifics of this legislation and will make adjustments as necessary.

Contact Chief Building Official Victor Gonzales for questions regarding any of these laws.

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	17	22								90
Plumb., Elec., Mech.	34	26	47	25	35								167
Fire	15	13	7	7	7								49
MON. TOTALS	66	56	71	49	64	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	306
VALUATION													
Residential	\$212,052	\$879,677	\$41,699,262	\$16,700	\$1,291,300								\$44,098,991
Sub Permits	\$529,503	\$4,249,034	\$840,184	\$353,152	\$90,041								\$6,061,914
Commercial	\$1,877,866	\$1,261,060	\$3,360,132	\$2,288,239	\$3,560,738								\$12,348,035
MON. TOTALS	\$2,619,421	\$6,389,771	\$45,899,578	\$2,658,091	\$4,942,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$62,508,940
FEES COLLECTED													
General Plan	\$11,598.39	\$35,463.11	\$229,894.75	\$13,692.99	\$27,568.10								\$318,217.34
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00	\$132.00	\$246.00								\$2,675.00
Technology Fee	\$2,319.67	\$7,092.62	\$45,978.95	\$2,738.59	\$5,491.33								\$63,621.16
Building Permit	\$16,153.15	\$21,797.74	\$360,608.43	\$19,111.31	\$43,181.35								\$460,851.98
Plan Review	\$36,019.25	\$27,116.70	-\$40,505.54	\$47,419.53	\$17,769.14								\$87,819.08
Energy Review	\$3,042.25	\$507.41	-\$10,821.05	\$7,655.92	\$1,297.31								\$1,681.84
Electrical Permit	\$5,050.59	\$4,692.15	\$78,150.74	\$3,822.31	\$7,640.15								\$99,355.94
Plumbing Permit	\$3,143.06	\$4,825.44	\$66,444.07	\$3,876.28	\$6,125.36								\$84,414.21
Mechanical Permit	\$1,829.45	\$445.15	\$66,117.17	\$2,796.76	\$5,036.61								\$76,225.14
S.M.I.P.	\$384.02	\$511.60	\$9,462.48	\$491.40	\$945.00								\$11,794.50
Microfiche	\$170.31	\$582.65	\$3,645.32	\$186.23	\$425.37								\$5,009.88
Fire Dept. Fees	\$6,190.54	\$4,242.55	\$128,635.89	\$9,528.74	\$934.34								\$149,532.06
Sewer Connection	\$0.00	\$0.00	\$92,979.01	\$387.00	\$2,370.00								\$95,736.01
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								\$0.00
Traffic Impact	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								\$0.00
School	\$0.00	\$0.00	\$573,826.92	\$0.00	\$0.00								\$573,826.92
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								\$0.00
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03	\$9,025.00	\$4,532.00	\$1,565.50								\$61,868.53
MON. TOTALS	\$89,999.68	\$150,358.15	\$1,615,305.14	\$116,371.06	\$120,595.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$2,092,629.59

BUILDING DIVISION INSPECTION LOG FY 12/13

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2012-2013												TOTAL
				Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	30%	33	44	38	66	55								181
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	5%	0	1	0	23	15								39
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	87%	5	2	3	10	5								25
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	0	0								6
EMERYVILLE MARINA-South Basin deck	\$2,225,280	11-Nov-09	100%	0	0	1	0									1
LIQUID SUGAR - Buildings C&D defects	\$1,475,729	16-Mar-10	100%	4	6	0	5	2								17
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	2	0	1	0								3
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	0%				5	3								8
64th and CHRISTIE APARTMENTS	\$38,500,000	Pending	0%					0								0
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231								1120
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	14	19	12	5	8								58
				240	335	224	395	319								
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																1,458

Planning and Building Department
Major Development Projects
November 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. Exclusive Right to Negotiate expired September 2012.						
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.						
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	PC study session 10/25/12. PC hearing 12/13/12.						
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session held 4/26/12; second study session held 11/19/12; IS/MND being prepared.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing postponed pending agreement on 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. PC extension request scheduled for 12/13/12.				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 first extension on 11/16/10. CC second extension request scheduled for 12/4/12.				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			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Building permit application submitted 10/23/12.			CC - 5/19/11			
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			

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

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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>

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<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. Exclusive Right to Negotiate expired in 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>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

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<p>Gateway @ Emeryville 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny's restaurant, 76 gas station, and Kinko's parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p>RESIDENTIAL AND LIVE- WORK PROJECTS</p>			
<p>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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>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. Groundbreaking ceremony held October 11, 2012. Demolition nearly complete.</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. Second extension request to be considered by City Council on December 4, 2012.</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 postponed pending agreement on Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228

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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.	
OTHER			
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. Planning Commission scheduled to consider extension request on December 13, 2012.	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

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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
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. Community workshops ongoing. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration being prepared.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
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
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Planning Commission public hearing and decision scheduled for December 13, 2012.	Craig Payne Pixar Animation Studios (510) 922-3090

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<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. 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; appeal filed on October 10, 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. Received building permit application for Phase 2 on October 23, 2012.</p>	<p>John Horsh (510) 872-6182</p>
<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>