



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** January 1, 2013

**TO:** Patrick D. O’Keeffe, City Manager

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

**SUBJECT:** **PROGRESS REPORT – DECEMBER 2012**

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### HIGHLIGHTS OF THE MONTH

The new Planning Regulations were approved by the Planning Commission on December 13. They will now be considered for adoption by the City Council on January 15, with final passage of the ordinance scheduled for February 5 and an effective date of March 7.

On appeal, the City Council on December 4 upheld the Planning Commission’s approval of the design of a mid-block pedestrian path along the eastern property line of Escuela Bilingüe Internacional school between 45<sup>th</sup> and 47<sup>th</sup> Streets. However, on December 18, they voted to initiate General Plan amendments to eliminate this path and the one along the western property line of the Center of Community Life site from the General Plan. These amendments will be considered by the BPAC and Planning Commission in February and by the Council in March.

On December 4, the City Council considered the design of Parkside park and decided to keep the existing trees in place on the western half of the block adjacent to Stanford Avenue between Hollis and Doyle Streets, and to redesign the park and dog run around these trees and the existing berm.

The City Council granted a one-year time extension of the planning permits for the 101-unit 39<sup>th</sup> and Adeline residential project on December 18, with the project redesigned to include more two- and three-bedroom units and fewer one-bedroom and studio units.

An agreement was signed by the City Manager of Emeryville and the Assistant City Administrator of Oakland granting jurisdiction to Emeryville for all planning and building permits for a residential and retail development on the “Maz” site at San Pablo Avenue, Adeline Street, and West MacArthur Boulevard.

On December 21, the developer of the 193-unit 64<sup>th</sup> and Christie residential project opted to pre-pay building permit fees, which resulted in almost \$2 million of revenue for the City. The permit for the \$42 million project is expected to be issued in the next few months.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

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

#### December 4, 2012

**Mayor and Vice Mayor Election.** The City Council elected Kurt Brinkman as Mayor and Jac Asher as Vice Mayor for the next year, and they were sworn in by the City Clerk.

**Study Session on Impact Fees.** The Council held a study session on three potential development impact fees: Affordable Housing, Parks, and Traffic Impact. They directed that Requests for Proposals be prepared for the Affordable Housing fee study and updating the Park impact fee study and that staff continue with preparation of the Traffic Impact Fee study. They also directed that all three impact fees be referred to the new Economic Development Advisory Committee for information and comments.

**Appeal of Escuela Bilingüe Pedestrian Path Design.** The Council heard the appeal submitted by neighbors Kairee and John Tann regarding the Planning Commission's September 27 approval of the mid-block pedestrian path along the eastern property line of Escuela Bilingüe Internacional school and adopted a resolution denying in part and granting in part the Tanns' appeal on a 5-0 vote. The Council modified a condition of approval requiring use of asphalt as the path material instead of decomposed granite as recommended by staff. The Council also directed staff to initiate a General Plan Amendment deleting the pedestrian path between 45<sup>th</sup> and 47<sup>th</sup> Street.

**Parkside Park Trees.** After hearing from the Public Works Director about various options and costs for relocating existing trees, the Council decided to keep the existing trees in place on the western half of the block adjacent to Stanford Avenue between Hollis and Doyle Streets, and to redesign the park and dog run around these trees and the existing berm.

**Massage Parlors.** The Council passed the first reading of an ordinance amending Emeryville Municipal Code provisions about massage parlors to streamline local massage therapy permitting procedures while still facilitating and advancing the ethical practice of massage therapy. Under State law the permitting of individual massage practitioners is deferred to the State while the City retains the authority to regulate and permit massage establishments. The ordinance also provides for certain exemptions including "chair massage". These code provisions are outside the Planning Regulations and are enforced by the Police Department.

**Parks and Recreation Advisory Committee.** The Council made appointments to this new committee, including Gail Donaldson as the Planning Commission representative, and Kurt Brinkman as a non-voting City Council liaison.

**Economic Development Advisory Committee.** The Council created a new Economic Development Advisory Committee. Appointments are expected to be made in February.

## December 18, 2012

**Significant Structures Working Group.** 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. At the December 18 meeting, on the consent calendar, the Council approved staff's proposed list of members of this working group.

**Extension of 39<sup>th</sup> and Adeline Residential Project.** The Council considered a one-year extension of the approval of a Use Permit, Design Review, Variance and Demolition permit for this 101-unit residential project. The item was continued from the December 4 meeting after it became apparent that there were not three votes for approval unless more family-friendly units were added. The applicant presented a revised project at the December 18 meeting that increased the number of two and three-bedroom units and reduced the number of studio and one-bedroom units but kept the total unit count at 101. The Council approved the project on a 4-1 vote (Council member Asher voting against the extension) and added a number of new conditions of approval.

**Blighting Conditions at 1264 Ocean Avenue.** This single family residence is owned by André Carpiaux and has been the subject of numerous code enforcement proceedings over the years. Prior violations included the accumulation of debris in the front, side, and rear yards; inoperable vehicles in the rear yard; and exterior scaffolding erected without the benefit of permits. Recently, the property has further deteriorated with additional junk being deposited on the sidewalk in front of the property and in Peabody Lane (a private street) behind the property. The City has received two recent complaints about the condition of the property. After taking public testimony from neighbors and the property owner, the Council unanimously voted to initiate further enforcement action to abate the blighting conditions.

**General Plan Amendments to Eliminate Mid-Block Paths.** The City Council voted to initiate General Plan Amendments to eliminate two mid-block paths. One is a pedestrian path between 45<sup>th</sup> and 47<sup>th</sup> Street, east of San Pablo Avenue, along the eastern property line of Escuela Bilingüe Internacional school. The vote to initiate this amendment was unanimous. The other is a bicycle and pedestrian path between 47<sup>th</sup> and 53<sup>rd</sup> Streets, west of San Pablo Avenue along the property line between the Emeryville Center of Community Life and Emery Bay Village. The vote to initiate this amendment was 3-2, with Councilmembers Asher and West voting against it. The proposed amendments will now be referred to the Pedestrian/Bicycle Advisory Subcommittee for comments at their February 4 meeting and to the Planning Commission for a public hearing and recommendation at their February 28 meeting, before coming back to the Council for consideration of adoption in March.

## PLANNING COMMISSION

The Planning Commission considered the following items at its December 13 meeting:

**Complete Streets Policy.** The Planning Commission approved a policy supporting complete streets in Emeryville for all modes and users to meet a requirement for One Bay Area Grant funding, and voted to recommend adoption by the City Council.

***Pixar Warehouse, 5000 Hollis Street.*** The Commission approved a Conditional Use Permit and Design Review to occupy a portion of an existing building and establish a 28,637 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by Pixar Animation Studios, with minor modifications to the conditions of approval.

***New Planning Regulations.*** The Planning Commission held a public hearing and then voted to recommend that the City Council adopt new Planning Regulations to implement the General Plan by repealing Emeryville Municipal Code Title 9, “Planning and Zoning”, replacing it in its entirety with a new Title 9, “Planning Regulations”, and making other related modifications to the Emeryville Municipal Code. In response to a letter from Wareham, the Planning Commission approved five changes to the draft regulations regarding research and development, energy and child care bonuses, and parking.

### **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The committee did not meet in December. Its next regular quarterly meeting will be on February 13 and will include a “business meet ‘n’ greet” for businesses in the district.

### **COMMUNITY PRESERVATION COMMITTEE**

The committee did not meet in December. Its next regular quarterly meeting will be on January 23.

### **TRANSPORTATION COMMITTEE**

For its December 11 meeting, moved from the regular meeting date of December 25 in order to avoid the holiday, the Committee met at Fire Station #2 and held a community meeting to discuss implementing limited green parking zones on select curbs in the North Hollis area. Over 20 residents, employers, developers and workers attended and offered their opinions on the proposed change. At the end of the discussion, the Committee voted to move forward with implementing the proposed green curbs.

### **PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE**

At its December 3 meeting, the BPAC held a long discussion of the Horton Street Bicycle Boulevard and future improvements the Committee might suggest. It also heard bicycle/pedestrian crash and parking violation data from Police and reviewed a tracking table for current issues.

### **COMMUNITY EVENTS COMMITTEE**

The Committee did not meet in December.

## PLANNING DIVISION

### DEVELOPMENT COORDINATING COMMITTEE

The regular DCC meeting scheduled for December 12 was cancelled because all pending items have either already been reviewed by DCC or were not yet ready to be reviewed.

### CURRENT PLANNING PROJECTS

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

***Emeryville Center of Community Life.*** This is a proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47<sup>th</sup> 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 61<sup>st</sup> and Doyle Streets. A second Planning Commission study session was held on November 19. The site plan, as currently proposed, does not include a pedestrian and bicycle path along the western edge of the ECCL site as shown in the General Plan. As noted above, at the request of the School District, the City Council on December 18 initiated a General Plan Amendment to eliminate this path from the General Plan. On December 6, City and School District staff and the project architects met with Fehr and Peers to discuss transportation assumptions that will be used for analyzing the project's traffic impacts. Staff also prepared an informational report on the planning and building permit process for the project for the City Council's January 15 meeting.

***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, which is valid for two years. 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 36<sup>th</sup> 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 2012 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. As noted above, on December 4 the Public Works Director reported his findings and options to the City Council, and the Council decided to keep the existing trees in place on the western half of the block adjacent to Stanford Avenue, and to redesign the park and dog run around these trees and the existing berm. On December 20, the Public Works Director and Planning and Building Director held a telephone meeting with Archstone to discuss the park redesign.

**64<sup>th</sup> and Christie Residential Building.** The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64<sup>th</sup> Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A demolition permit for the existing buildings on the site was issued on April 27; a building permit application for the foundation and garage portion of the project was submitted on May 7 and approved on September 4; it will be issued when fees are paid. A permit for site grading and excavation and shoring of the basement parking garage was issued on August 21. A building permit application for the superstructure of the building was received on August 7; the Planning Division provided preliminary comments on August 15 and a second round of comments on September 14. On December 21, the applicant opted to prepay all of the building permit fees for the superstructure (totaling almost \$2 million) although the permit is not yet ready to be issued. This results in this month’s permit fees being unusually high, with no corresponding spike in valuation of permits issued. Later, when the permit for the superstructure is issued (with a construction valuation of almost \$42 million), it will appear that the monthly fees are too low, because they were previously paid. Demolition is now complete and the site is being remediated.

**EmeryStation Greenway.** This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59<sup>th</sup> Streets that was approved by the City Council in May 2009 is now close to completion. 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 was held on December 7, and a temporary certificate of occupancy for it was issued on December 10.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> 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 62<sup>nd</sup> 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 2012. The unbuilt portion of Site A is north of Christie Avenue, is owned by Madison Marquette, and is already entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing Planned Unit Development (PUD). Site B lies between the unbuilt portion of Site A and Powell Street, and is owned by the City. Site B was planned to be developed with a Macy's department store and parking structure and to be processed as a conditional use permit and design review. In light of the demise of the Redevelopment Agency, the City is now considering other options for the site.

**The Porch Sign at Bay Street.** A large roof sign reading "The Porch" is proposed for the roof of the second floor food court at Bay Street. The sign would face west toward the freeway and have large black square individual letters. The sign will be considered by the Planning Commission on January 24.

**City Storage.** This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40<sup>th</sup> 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 January 24 Planning Commission meeting.

***Bakery Lofts Phase IV.*** This 18-unit apartment building and café on Adeline Street at 47<sup>th</sup> 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 2012, 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 the 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, an agreement between both cities on how to process the project is needed. In December, such an agreement was signed by the City Manager of Emeryville and the Assistant City Administrator of Oakland granting jurisdiction to Emeryville for all planning and building permits, with review and comment opportunities by Oakland City 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, an agreement similar to the one for the Maz site (see above) will be needed. Such an agreement is being drafted for signature by the City Manager of Emeryville and the Assistant City Administrator of Oakland.

**Mid-Block Pedestrian Path at Escuela Bilingüe Internacional.** On September 27, the Planning Commission approved the design of a mid-block pedestrian path connecting 45<sup>th</sup> and 47<sup>th</sup> 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. 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. As noted above, on December 4 the City Council unanimously adopted a resolution denying in part and granting in part the Tanns' appeal. However, given the ongoing controversy about this path, the Council also opined that it would be better for all concerned if there were no path at all. Therefore, they directed that a General Plan amendment be initiated to delete this path from the General Plan. A resolution to formally initiate the amendment was approved by the City Council on December 18. The proposed amendment will now be referred to the Pedestrian/Bicycle Advisory Subcommittee for comments at their February 4 meeting and to the Planning Commission for a public hearing and recommendation at their February 28 meeting, before coming back to the Council for consideration of adoption in March. If the amendment is ultimately adopted, the EBI site plan will be redesigned to eliminate the path. This will be brought back to the Planning Commission and City Council as an amendment to their use permit. As part of this, some kind of alternative pedestrian enhancements along San Pablo Avenue may be included in the project.

**Pixar Storage in Level(3) Building.** Pixar is proposing to lease a portion of the unused space in the Level(3) building at 53<sup>rd</sup> and Hollis Streets to store their archives and reference material. This requires a conditional use permit and design review 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. As noted above, the Planning Commission approved the conditional use permit and design review application on December 13.

**AC Transit Hydrogen Fueling Station.** On May 4, a hydrogen leak and fire occurred at the AC Transit hydrogen fueling station on 45<sup>th</sup> 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 40<sup>th</sup> and 53<sup>rd</sup> 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 and two in November. Staff is awaiting word as to which developer Sherwin Williams has chosen.

***Geo. M. Martin Company.*** On November 5, staff met with a representative of the Geo. M. Martin Company, which owns several industrial buildings along 67<sup>th</sup> 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. Because the site is mostly in Berkeley, the Emeryville and Berkeley Planning Directors have agreed (with the concurrence of the Emeryville City Manager) that Berkeley should take the lead on planning and building permits, with opportunities for review and comment by Emeryville City staff. This is similar to the arrangement that we have with Oakland for the Ambassador and Maz sites, but in reverse, and will expedite the approval process for the Martin Company.

***Mini-Suite Development.*** On December 6, the Planning and Building Director and Economic Development and Housing Director met with a developer who is promoting the concept of “mini-suite development”. This has been successfully pioneered in Seattle, and a “pilot project” was recently approved in downtown Oakland. The concept involves extremely small residential units clustered around common living spaces with kitchens. Rents are comparatively low, and a typical stay is 9 to 14 months. Projects require sites zoned for high floor area ratios, are located near transit in areas with high “walk scores”, and provide no parking. Emeryville’s General Plan and proposed Planning Regulations were discussed. The developer was advised to locate a suitably zoned site in Emeryville before coming forward with a specific proposal.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**Black Bear Diner.** A minor design review permit to refurbish the existing building, landscaping, and outdoor patio at 5750 Christie Avenue (former Lyon's restaurant) was approved on December 12.

**Escuela Bilingüe Internacional Minor Design Review.** Staff approved a minor design review application by Escuela Bilingüe Internacional (EBI) located at 4550 San Pablo Avenue for a temporary exterior staircase; filling in a window on the second floor and two new entry doors on the south side of the building; filling in of an existing window with a new exit door on the north side; removal of one door on the east side; installation of 30 bike racks; and landscaping improvements (new trees, benches and a temporary fence) along the western property line fronting San Pablo Avenue. In light of previous controversy about this site, staff notified all property owners and residents within 300 feet of the pending application and the opportunity to appeal staff's decision to the Planning Commission. The notice was provided on November 29 and allowed for public comments through December 10. There was one inquiry about the project but no comments, and the approval was granted on December 13, with an appeal deadline of December 28. Although they did not request it, a copy of the approval letter was provided to the previous appellants of the EBI project. No appeal was filed, and staff's approval is now final.

## ADVANCED PLANNING PROJECTS

**Zoning Update.** The Planning Commission held a public hearing on December 13 regarding the draft Planning Regulations and approved the regulations with minor revisions, as described above. On December 17, the staff Technical Advisory Committee met to finalize the language of the revisions approved by the Commission. Staff then prepared a "Planning Commission Approved Draft" of the new Planning Regulations and an associated staff report for consideration by the City Council on January 15. Staff also updated the web page (<http://emeryville.org/zoningupdate>), emailed the link to interested parties, wrote an e-news article, and responded to questions. Staff checked to make sure the draft regulations are consistent with the new State law allowing home preparation of certain foods for sale (AB 1616, "cottage food operations").

**General Plan.** The State-mandated General Plan annual report (including the Housing Element) is scheduled to be considered by the Planning Commission in February and approved by the City Council in March so that it can then be submitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development. Staff met with Economic Development and Housing staff on December 13 and reviewed the 2012 annual report to note how to update it. An intern began drafting the update. Also, as noted above, on December 18 the City Council initiated General Plan amendments to eliminate two mid-block paths. These will be considered by the Pedestrian/Bicycle Advisory Subcommittee and the Planning Commission in February and by the City Council in March.

**Housing Element.** Staff reviewed draft guidance from the State Department of Housing and Community Development and made notes on how to prepare the Housing Element.

**Design Guidelines - Family Friendly Housing.** Staff worked with Economic Development and Housing staff to refine additional guidelines for family friendly housing.

**Traffic Facilities Impact Fee (TIF) Update.** The Traffic Impact Fee update 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 March 5. The Commission will make a recommendation at their March 28 meeting with City Council adoption scheduled for April 16. As directed by the City Council, the TIF update will also be referred to the new Economic Development Advisory Committee for review and comment.

**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. As noted above, on December 13 the Planning Commission recommended adoption of the policy, and the City Council will consider it 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. Staff reviewed a standard contract with blanks from Caltrans; the Caltrans project manager said Emeryville should receive the filled-in contract soon. Staff drafted emails to city and transit agency managers requesting appointments to the technical and policy advisory committees. Staff set a meeting with BART's Metro Vision planners for January 4, and with BART and Oakland staff about coordinating with the Broadway streetcar study on January 14. An intern continued downloading and abstracting relevant highlights of background documents.

**Emeryville Transportation Management Association (TMA).** Staff met with the TMA staff and board on December 19 to discuss various aspects of the property-based improvement district

(PBID) that funds the Emery Go-Round, possible grant opportunities, coordination with the EBOT study (see above), and the TMA's ongoing search for a new bus yard.

**BART Station Name.** Staff prepared a letter for the City Manager's signature that was sent to BART requesting that the MacArthur station name be changed to include "Emeryville". The letter suggested that this change could be made in the next two years along with the opening of the new stations at Oakland Airport and Antioch and potential name changes at 19<sup>th</sup> Street (to include "Uptown") and Lake Merritt (possibly to include "Chinatown" and/or "Laney College"). The City Council has directed staff to pursue this station name change, which is a policy of the General Plan.

**Adapting to Rising Tides.** The working group for this pilot study did not meet in December. A meeting to begin working on adaptation strategy is set for January 16. The study 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.** After the City Council approved the working group membership on December 18, as noted above, staff set the first meeting for January 3, wrote and sent a questions-and-answers fact sheet, and analyzed various ways to reduce the list of significant structures.

**Park Avenue District.** An intern drafted a post card inviting Park Avenue District businesses to a "meet 'n' greet" gathering as part of the February 13 Park Avenue District Advisory Committee meeting.

**State Office of Planning and Research Survey.** An intern completed this annual survey. This year it addressed infill development, park standards, urban forestry, coordination with school districts, health and water planning, climate change, energy, transportation, outreach, and planning tools.

**US Census Boundary Survey.** Staff checked the Census map and street numbers at the City boundary, and the boundary east of Adeline Street now appears to be a few feet too far to the east. An intern is working on editing Census Bureau GIS files.

## **BUILDING DIVISION**

### **Permit and Inspection Activity**

The attached tables summarize the sixth month of fiscal year 2012-2013 for building permit and inspection activity. The month of December 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 December, a total of 60 permits have been issued, based on a total valuation of \$2.1 million (excluding the pending 64th and Christie residential project, valued at almost \$42 million, for which fees were pre-paid in December) and generating a little over \$2 million in fees (including the pending 64th and Christie

residential project). During the same period, 331 inspections have been conducted. Field inspection totals of 78 (24%) were related to major projects and 253 (76%) 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 (64<sup>th</sup> 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 EmeryStation Greenway building shell is almost complete with the first tenant improvement, “The Bureau” restaurant, approved for occupancy. 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 65<sup>th</sup> (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, 39<sup>th</sup> 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 December, the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

### **Pre-Submittal Meetings**

The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects’ development teams. These meetings’ focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in December included:

- **Novartis Building M** – 1400 53rd Street; phased site development.
- **Ann Martin Center** – 1375 55<sup>th</sup> Street; interior demolition.
- **Novartis Building 4** – 5300 Chiron Way; duct fire wrapping.
- **Archstone Building 6** – 6401 Shellmound Street; repair and replace exterior siding.
- **1043 47<sup>th</sup> Street** – residential dry rot repair, roof shingles and exterior siding repair.
- **4115 Adeline Street** – residential fire damage, exterior repairs.
- **3 Admiral Drive #F260** – residential kitchen remodel.
- **4 Anchor Drive #F235** – residential bathroom remodel.
- **Forefront Telecare** – 1900 Powell Street; tenant improvements.
- **Developmental Studies Center** – 1250 53<sup>rd</sup> Street; tenant improvements/remodel.
- **Ann Martin Center** – 1375 55<sup>th</sup> Street; tenant improvements.
- **Subway** – 6466 Hollis Street; tenant improvements.
- **Elemental LED** – 1195 Park Avenue, tenant improvements, mezzanine.
- **Courtyard Marriott** – 5555 Shellmound Street; mechanical equipment replacement.
- **1250 53<sup>rd</sup> Street** – residential electrical service upgrade.
- **5881 Vallejo Street** – residential furnace replacement.
- **Ex'pression College** – 6601 Shellmound Street; private sewer lateral replacement.
- **5885 Vallejo Street** – private sewer lateral replacement.
- **5525 Vallejo Street** – residential water heater replacement.
- **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 December for the following projects:

- **Ambassador Housing** – 36<sup>th</sup> 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** – 64<sup>th</sup> 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 December:

- **Wargaming.net** – 1480 64th Street (Conditional TCO)
- 16 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, WC<sup>3</sup>. In December, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 16 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 17 applications submitted.

## Contacts and Inquires

Building Division staff fielded a total of 126 counter contacts and 101 telephone queries in December.

## Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for December. 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 331 inspections in December. Requests for this month average 165 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> 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 account 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 December:

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

### **Daily Staff Discussions and Coordination**

The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. The Building Division staff continues weekly afternoon meetings with the Fire Department to discuss various technical construction applications, alternate materials and methods requests (AMMR) in construction proposals from architects, developers and plan check coordination. Finally, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

### **ADMINISTRATION/OTHER**

***Alameda County Planning Directors Meeting.*** On December 14, the Planning and Building Director attended a meeting of the Planning Directors of Alameda County in Hayward, hosted by the City of Alameda. The directors reviewed the November 30 Bay Area Planning Directors Association meeting concerning the Housing Element update process. This was followed by a discussion of "cottage food operations" pursuant to AB 1616, and "peer sharing" of planning activities in the various cities of Alameda County.

***New Paths to Housing and Transportation Affordability.*** On December 12, Assistant Planner Arly Cassidy attended a panel discussion of affordable housing funding and approval processes at the Federal Reserve Bank in San Francisco. Panelists focused primarily on a new rating system by Tranform called GreenTRIP, which uses traffic modeling to show a reduced need for parking in affordable housing projects, which in turn allows developers to shift funds from parking creation to amenity creation.

***Disaster Preparedness Webinar.*** On December 6, the Planning and Building Director participated with the City Manager and other department heads in a webinar on disaster preparedness sponsored by the League of California Cities.

***SB 1186: Disability Access: Certified Access Specialist Program (CASp).*** On December 11, the Planning and Building Director, Chief Building Official, and consulting Plans Examiner met with the City Manager and Finance Department staff to discuss the requirements of SB 1186, which takes effect January 1. It requires cities to collect an additional fee of one dollar on all business licenses, of which 70% may be retained by the City in support of the State-mandated certified access specialist (CASp) requirements, and 30% must be transmitted to the state for deposit in the Disability Access and Education Revolving Fund. State law requires every city to have a CASp either on staff or available as a consultant; our consulting Plans Examiner is certified as a CASp. (See last month's progress report for a more detailed discussion of SB 1186.)

***Rodent Harborage.*** The Building Division has received numerous complaints about increased rodent migration activity within Adeline Street, 47<sup>th</sup> Street and San Pablo Avenue properties and most recently the Watergate Condominiums. While the City offers limited expertise in pest control, the Building Division has requested and received assistance from the Alameda County Vector Control Services District to investigate and provide mitigating options and abatement services to the community. To request service for such issues, please contact the Alameda County Vector Control Services District ([www.acvczd.org/services/rfs.htm](http://www.acvczd.org/services/rfs.htm) or (510) 567-6800). Alameda County Vector Control will inspect, verify, and advise if there is a vector-related problem and will make recommendations on how to effectively address the problem. This may involve recommending "pest-proofing" to prevent access of vermin inside a structure and other strategies to eliminate the problem as soon as possible. Please note that the Vector Control District does not perform pest control functions such as exterminating rodents within private property, or inside commercial or residential buildings. They may recommend that property owners or tenants obtain the services of licensed pest control companies to ensure that appropriate remedies that are environmentally friendly and pet safe are applied.

***Grants Coordination.*** Staff attended the monthly interdepartmental grants coordinating meeting on December 20 at which funding for energy efficiency and economic development, grant prospects, submittals under review, Emeryville Transportation Management Association participation in grants meetings, grant closeouts, and grant contracts being set up were discussed.

***Cost Recovery.*** Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost

recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on December 12 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Permit Tracking System and GIS.** CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for over two years, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Planning project attachments have been optimized back into 2000. An intern began editing GIS maps to match the General Plan maps.

**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. As previously reported, a number of “start-up” activities occurred in November. These were followed in December by several internal meetings, a “Business Process Review” telephone conference with CRW on December 18, and filling out of the “workbook” to define our needs for system configuration. Also in December, the system was installed for testing, and the anticipated “go live” date is March 19. Like the rest of the TRAKiT system, this new module and GIS integration is funded by the Technology Fee, a 0.1% surcharge on building permits.

**Department Heads Holiday Lunch.** On December 18, the City Manager treated the department heads to lunch at the Townhouse restaurant, a much-appreciated gesture in the holiday spirit that gave the department heads a rare opportunity to socialize and enjoy each other’s company away from the office.

## 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
<b>PERMITS ISSUED</b>													
Building Permits	17	17	17	17	22	15							105
Plumb., Elec., Mech.	34	26	47	25	35	33							200
Fire	15	13	7	7	7	12							61
<b>MON. TOTALS</b>	66	56	71	49	64	60	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	366
<b>VALUATION</b>													
Residential	\$212,052	\$879,677	\$41,699,262	\$16,700	\$1,291,300	\$83,246							\$44,182,237
Sub Permits	\$529,503	\$4,249,034	\$840,184	\$353,152	\$90,041	\$256,277							\$6,318,191
Commercial	\$1,877,866	\$1,261,060	\$3,360,132	\$2,288,239	\$3,560,738	\$1,786,562							\$14,134,597
<b>MON. TOTALS</b>	\$2,619,421	\$6,389,771	\$45,899,578	\$2,658,091	\$4,942,079	\$2,126,085	\$0	\$0	\$0	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$64,635,025
<b>FEES COLLECTED</b>													
General Plan	\$11,598.39	\$35,463.11	\$229,894.75	\$13,692.99	\$27,568.10	\$221,129.75							\$539,347.09
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00	\$132.00	\$246.00	\$1,796.00							\$4,471.00
Technology Fee	\$2,319.67	\$7,092.62	\$45,978.95	\$2,738.59	\$5,491.33	\$44,251.25							\$107,872.41
Building Permit	\$16,153.15	\$21,797.74	\$360,608.43	\$19,111.31	\$43,181.35	\$433,166.00							\$894,017.98
Plan Review	\$36,019.25	\$27,116.70	-\$40,505.54	\$47,419.53	\$17,769.14	\$40,632.86							\$128,451.94
Energy Review	\$3,042.25	\$507.41	-\$10,821.05	\$7,655.92	\$1,297.31	\$6,469.13							\$8,150.97
Electrical Permit	\$5,050.59	\$4,692.15	\$78,150.74	\$3,822.31	\$7,640.15	\$87,230.91							\$186,586.85
Plumbing Permit	\$3,143.06	\$4,825.44	\$66,444.07	\$3,876.28	\$6,125.36	\$78,187.43							\$162,601.64
Mechanical Permit	\$1,829.45	\$445.15	\$66,117.17	\$2,796.76	\$5,036.61	\$73,560.64							\$149,785.78
S.M.I.P.	\$384.02	\$511.60	\$9,462.48	\$491.40	\$945.00	\$9,153.91							\$20,948.41
Microfiche	\$170.31	\$582.65	\$3,645.32	\$186.23	\$425.37	\$4,271.56							\$9,281.44
Fire Dept. Fees	\$6,190.54	\$4,242.55	\$128,635.89	\$9,528.74	\$934.34	\$151,013.97							\$300,546.03
Sewer Connection	\$0.00	\$0.00	\$92,979.01	\$387.00	\$2,370.00	\$149,051.00							\$244,787.01
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.00
Traffic Impact	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,706.82							\$7,706.82
School	\$0.00	\$0.00	\$573,826.92	\$0.00	\$0.00	\$521,575.52							\$1,095,402.44
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$208,952.00							\$208,952.00
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03	\$9,025.00	\$4,532.00	\$1,565.50	\$1,298.00							\$63,166.53
<b>MON. TOTALS</b>	\$89,999.68	\$150,358.15	\$1,615,305.14	\$116,371.06	\$120,595.56	\$2,039,446.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$4,132,076.34

**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	33%	33	44	38	66	55	45							281
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	7%	0	1	0	23	15	10							49
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	88%	5	2	3	10	5	8							33
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	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	7							24
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	2	0	1	0	0							3
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	0%				5	3	8							16
64th and CHRISTIE APARTMENTS	\$38,500,000	Pending	0%					0	0							0
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231	246							1366
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	14	19	12	5	8	7							65
				240	335	224	395	319	331							
<sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																1,844

**Planning and Building Department**  
Major Development Projects  
December 2012

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Gateway @ Emeryville</b> 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.						
<b>Bay Street "Site A"</b> 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.						
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Exclusive Right to Negotiate expired September 2012.						
<b>Hollis Street Pedestrian Bridge</b> 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.						
<b>Center of Community Life</b> 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.						
<b>Wells Fargo Bank Branch</b> NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing postponed pending agreement on Shellmound left turn lane.						
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>Pixar Warehouse</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	PC study session 10/25/12. PC approved 12/13/12.						
<b>City Storage</b> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. PC extension request scheduled for 1/24/13.						
<b>Emeryville Center for the Arts</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11; valid for two years.						
<b>Fire Station #2</b> 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.						
<b>EmeryStation West @ Transit Ctr</b> 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.						
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Pak N Save Upgrade</b> 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			
<b>Escuela Bilingüe, Phase II</b> 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			
<b>Ocean Lofts</b> 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			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; permit extended by CBO to 6/30/13.			PC - 8/27/09			
<b>Marketplace Redevelopment</b> 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			
<b>Ambassador Housing</b> 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			
<b>Parkside Project</b> 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			
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit issued 5/9/12.			CC - 11/20/07			
<b>EmeryStation Greenway</b> 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			
<b>Krubiner Prefabricated House</b> 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:**

CBO =	Chief Building Official	GPA =	General Plan Amendment
CC =	City Council	HQ =	Headquarters
CEQA =	California Environmental Quality Act	IS/MND =	Initial Study/Mitigated Negative Declaration
CO =	Certificate of Occupancy	MEP =	Mechanical, Electrical, and Plumbing
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DPB =	Director of Planning and Building	PUD =	Planned Unit Development
DR =	Design Review	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement
FEIR =	Final Environmental Impact Report		

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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>
<b>MIXED USE PROJECTS</b>			
<b>EmeryStation West @ Emeryville Transit Center</b> 59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62 <sup>nd</sup> and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Bay Street – Site A</b> Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

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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><b>Bay Street - Site B</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><b>Marketplace Redevelopment</b> Phase I – 64<sup>th</sup> and Christie Building, Southeast corner of 64<sup>th</sup> 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><b>Marketplace Redevelopment</b> 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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<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><b>Gateway @ Emeryville</b> 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><b>RESIDENTIAL AND LIVE- WORK PROJECTS</b></p>			
<p><b>Parkside (formerly Papermill) Project</b> 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>

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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><b>Ambassador Housing</b>            36<sup>th</sup> &amp; 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 36<sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36<sup>th</sup> 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><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> 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 approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units.</p>	<p>Zachary Goodman            Murakami Nelson,            Architects            (510) 444-7959</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><b>Bakery Lofts Phase IV</b>  Southeast corner of 53<sup>rd</sup> 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><b>Ocean Avenue Townhomes</b>  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. Building permit extended for one year, to June 30, 2013, by Chief Building Official.</p>	<p>Sasha Shamzad  MRE Commercial  (510) 849-0776</p>

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<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Ocean Lofts</b> 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.	
<b>Krubiner Prefabricated House</b> 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011.	Seth Krubiner (415) 602-3326

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<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>Wells Fargo Bank Branch</b> 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
<b>EmeryStation Greenway</b> 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. Chief Building Official issued "substantial completion letter" on September 7, 2012. Received building permit application on April 10, 2012 for restaurant tenant improvement, "The Bureau", on the 1 <sup>st</sup> floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012. TCO for first floor restaurant "The Bureau" granted on December 10, 2012.	

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<b>OTHER</b>			
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> 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 January 24, 2013.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Hollis Street Pedestrian Bridge</b> 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
<b>Fire Station #2</b> 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
<b>Pak N Save Upgrade</b> 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
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> 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

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<b>HSP Parking Structure</b> 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 <sup>th</sup> 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
<b>Pixar Warehouse</b> 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. Approved by Planning Commission on December 13, 2012.	Craig Payne Pixar Animation Studios (510) 922-3090
<b>Escuela Bilingüe</b> 4550 San Pablo Avenue UP10-007	Pre-K through 8 <sup>th</sup> grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. 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.	John Horsh (510) 872-6182

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<p><b>Emeryville Center for the Arts</b>            4060 Hollis Street            DR11-010</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; approval valid for two years.</p>	<p>Sheila Bergman            Executive Director            (510) 601-0520</p>