



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** June 1, 2013

**TO:** Michael G. Biddle, Interim City Manager

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

**SUBJECT:** **PROGRESS REPORT – MAY 2013**

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### HIGHLIGHTS OF THE MONTH

May was Bike to Work Month and Thursday, May 9 was Bike to Work Day. Once again, the City of Emeryville participated in the “Team Bike Challenge”, a friendly competition of 356 Bay Area companies. The 14 riders of “Team Emeryville” logged 1,773 miles, placing 19<sup>th</sup> out of 88 medium-sized Bay Area companies, and second out of 15 Bay Area cities and counties that participated. Almost a third of those miles were logged by the five cyclists of the Planning and Building Department team “Plan It, Bike It, Do It!” On Bike to Work Day on May 9, a ride was held with four Councilmembers from City Hall to various “Energizer” stations around town.

Another Bike to Work Month highlight was the receipt of the Award of Excellence in the category of Outstanding Planning - Focused Issue for the Emeryville Pedestrian and Bicycle Plan from the American Planning Association Northern California Section on May 17, exactly one year and two days after the plan was officially adopted by the City Council on May 15, 2012.

Emeryville’s “official” population, as of January 1, 2013, is 10,269 according to the most recent estimates released by the State Department of Finance on May 1. There was no change in the number of dwelling units in 2012; the small population increase is due entirely to DOF’s assumptions about changes in average household size.

The City Council on May 21 approved a contract with CDM Smith, the consultant selected to prepare the Emeryville-Berkeley-Oakland Transit Study.

Development activity continues to increase, with more building inspections conducted in May than in any previous month since December 2008. Five residential projects, representing over 460 new dwelling units, are currently under construction, with more on the horizon.

On May 21, the City Council Council unanimously approved a two-year contract with the new City Manager, Sabrina Landreth, who will start on June 24. Welcome Sabrina!

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

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

#### May 7, 2013

**Emery Go-Round Study Session.** The City Council held a study session on the Emery Go-Round and the Citywide Property Based Business Improvement District (PBID) that funds it. The Council discussed the system's immediate challenges, including increased ridership demand and the need to secure a long-term/permanent bus yard, and gave direction to pursue a possible bus yard location under the I-580 freeway between San Pablo Avenue and Adeline Street.

**Plan Bay Area.** The Council heard a presentation on the Draft Plan Bay Area and its Environmental Impact Report. Plan Bay Area was prepared by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), and encompasses the region's Sustainable Communities Strategy and Regional Transportation Plan as mandated by SB 375. The City Council recommended that two aspects of one of the Environmental Impact Report alternatives – avoiding displacement of residents and increasing support for transit – be added to the plan.

#### May 21, 2013

**Emeryville-Berkeley-Oakland Transit Study.** On the consent calendar, the City Council authorized the Interim City Manager to execute a \$250,000 Professional Services Agreement with CDM Smith to prepare the EBOT study, which will look at "last mile" transit alternatives in the West Oakland, Emeryville, West Berkeley corridor. As previously reported, CDM Smith was chosen from among four consultants who submitted proposals, by a consultant selection committee with representatives from Emeryville, Berkeley, Oakland, Emery Go-Round, AC Transit, and BART/Capitol Corridor. The project is funded by a grant from Caltrans.

**Park Avenue District Advisory Committee Appointment.** The City Council appointed Robert Arias to the Park Avenue District Advisory Committee as a resident member.

**New City Manager.** The Council unanimously approved a two-year contract with the new City Manager that they have selected: Sabrina Landreth. Ms. Landreth is an Oakland native and holds a degree from MIT in mechanical engineering and a Masters in Public Policy from UC Berkeley. She has previously served as the Budget Director for the City of Oakland among other positions. She will start her new position as Emeryville City Manager on Monday, June 24.

## PLANNING COMMISSION

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

***Napa Valley Linen Laundry Use.*** The Commission approved a Conditional Use Permit for a new Laundry and Dry Cleaning Services use that would occupy approximately 12,000 square feet in the newly refurbished Klinknerville industrial building at 1329 64th Street, adding a condition that no dry cleaning could take place on site.

***Sign Illumination Study Session.*** The Commission held a study session on language modifications to the Planning Regulations which would limit external sign illumination levels. The Commission considered various metrics and methods of limiting illumination, and suggested that the annual retreat could include a nighttime tour to further examine sign illumination in order to craft more detailed and appropriate regulations.

## PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its May 8 meeting, the Committee met potential new member Robert Arias, and discussed short-term parking on Park Avenue, enforcement of “no overnight truck parking” signs, Off the Grid’s proposal for a market on Thursdays from 11 a.m. to 2 p.m., and a BPAC proposal for a Horton Street “pinch point”. The committee also discussed four Park Avenue events including a July 11 concert from 6 to 8 p.m., National Night Out on August 8, a September plaza party with the Chamber of Commerce, and a possible dog costume parade in October. Agenda items for the next meeting include Derby Girls practice space and using websites and other methods to attract desired uses.

## COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in May. Its next regular quarterly meeting will be on July 24.

## TRANSPORTATION COMMITTEE

At its May 28 meeting, the Transportation Committee forwarded the Bicycle/Pedestrian Advisory Subcommittee’s recommendation for a “pinch point” and lower speeds along Horton Street to the City Council, and also recommended moving the Bayer crosswalk farther north. The Committee also recommended that the Council reconsider the closing of 47th Street and its impact on the surrounding streets in Oakland and Emeryville, and approved a weekly Off the Grid food truck market for Haven Street. A series of issues related to taxis in Emeryville, including more stands around town, will be forwarded on to various committees for further consideration.

## BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its May 6 meeting, the BPAC heard an update on the Safe Routes to Transit project and voted to recommend several changes to the project, including bike boxes eastbound on 40th at San Pablo, sharrows over green bike lanes on 40th between San Pablo and Adeline to match the treatment to the east proposed by Oakland, and a crosswalk across the “star intersection” (San

Pablo/Adeline/West MacArthur) from the Maz building to Adeline Place. The committee continued a Walkability discussion to its June meeting and heard details about upcoming Bike to Work Day on May 9.

## **PARKS AND RECREATION ADVISORY COMMITTEE**

At its meeting on May 15, the committee discussed a parks impact fee, a parks report card, a parks tour on June 5, a task force on use of school facilities, potential off-leash dog permits, and plans for the Emeryville Center of Community Life (ECCL). Planning staff offered to send parks observation data from preparation of the Parks and Recreation Strategic Plan to Community Services staff for the committee.

## **COMMUNITY EVENTS COMMITTEE**

At its May 8 meeting the Committee approved two block parties on 64th Street on June 16 and on 47th Street on June 22, a Relay for Life event at Doyle Hollis Park on August 17-18, a family carnival at the Marina on August 18, and a picnic at the Marina on October 12.

## **PLANNING DIVISION**

### **DEVELOPMENT COORDINATING COMMITTEE**

The DCC met on May 15 with representatives from the Planning and Building, Economic Development and Housing, Public Works, and Fire departments and the City Attorney's Office discussing the following issues:

***Napa Valley Linen Service, 1329 64th Street.*** The Committee reviewed a proposed Conditional Use Permit for a new Laundry and Dry Cleaning Services use that would occupy approximately 12,000 square feet in the newly refurbished Klinknerville industrial building at 1329 64<sup>th</sup> Street. DCC members commented that the project would require a building permit and outdoor bike parking. No major issues were identified. As noted above, the project was approved by the Planning Commission on May 23.

***Family Friendly Design Guidelines.*** The Committee reviewed and commented on proposed modifications to the existing provisions in the Emeryville Design Guidelines for family friendly housing, in order to make them more detailed and explicit, in the hopes that future projects with larger units will really attract families rather than groups of adults. The proposed amendments will be considered by the Planning Commission in June and by the City Council in September.

***Ideas for September Planning Commission Retreat.*** The Planning Commission bylaws call for the Commission to hold a retreat each year in September, and DCC members brainstormed ideas for this year's retreat. Ideas included tours of family friendly housing, mixed use development of similar size and density to what might go on the Sherwin Williams site, projects with Bay Friendly Landscaping, LEED certified projects, projects from the ULI multi-family awards, and zero net energy projects.

## CURRENT PLANNING PROJECTS

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

***Emeryville Center of Community Life.*** This is a proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47th Street and San Pablo Avenue. The 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. Planning Commission study sessions were held on April 26 and November 19, 2012. In early April, staff provided comments on the administrative draft Initial Study/Mitigated Negative Declaration (IS/MND), which the School District is now revising and hopes to publish for the required 30-day public comment period by early June. Staff received a formal application and plans for the project on May 10 and is currently in the process of review. The project is scheduled to be reviewed at the Bicycle/Pedestrian Advisory Subcommittee (BPAC) on June 3, and is anticipated to be considered by the Planning Commission at the July 25 meeting.

***3800 San Pablo Avenue Mixed Use Project (Maz Building).*** This is a proposal by Holliday Development to reuse an existing 25,000 square foot building for commercial uses and to construct a new 100-unit rental apartment building and parking structure on the existing surface parking lot to the east. A community meeting was held at the site on February 26, and a Planning Commission study session was held on February 28. The project was well-received at both meetings, with a desire expressed for more family-friendly units. The applicant is now refining the design based on the community and Planning Commission input, and expects to submit a formal application in early June; consideration by the Planning Commission is tentatively scheduled for August 22. Staff has entered into contracts with Fehr and Peers and LSA Associates to prepare a traffic report and visual simulations for the project, respectively. It is anticipated that the project will qualify for an in-fill exemption under the California Environmental Quality Act (CEQA). Because the property is partially in Oakland, an agreement has been 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. Staff met with the applicant to discuss the project on May 3, and with Fehr and Peers to discuss the traffic analysis on May 9.

***Shell Gas Station Reconstruction.*** The proposal involves the demolition, redesign and rebuilding of the existing gas station at Powell Street and Frontage Roads, including signs, landscaping and Bay Trail amenities. The project was discussed by the Development Coordinating Committee in April, and is scheduled to be reviewed by the BPAC on June 3 and to be considered for approval by the Planning Commission on June 27.

***Escuela Bilingüe Internacional Pedestrian Path.*** Design and construction 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 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. On September 27, 2012, the Planning Commission approved the design of this path. Adjacent neighbors John and Kairee Tann filed an appeal of the Commission's approval of the path design and, on December

4, 2012, 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. A resolution to formally initiate amendments to the General Plan and Pedestrian and Bicycle Plan to delete the path was approved by the City Council on December 18. Following BPAC and Planning Commission review and recommendations in February, the Council discussed the matter at their March 19 meeting, and, on April 2, voted to delete the path from the plans, with the understanding that the Irrevocable Offer of Dedication of the path easement would remain in place. On May 17, staff met with EBI representatives to discuss next steps, including necessary modifications to the conditions of approval and possible alternative pedestrian enhancements that the school might provide.

**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 issued on September 27, 2012, with proposals due on January 14, 2013; nine proposals were received. On May 7 Senior Planner Miroo Desai participated in a panel to review the proposals. The top five proposals will be reviewed at a community meeting on June 5, followed by the Housing Committee's review on June 25. A decision will then be made by the City Council. 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 has been signed by the City Manager of Emeryville and was sent to the Assistant City Administrator of Oakland on January 10 for his signature.

**Sherwin Williams Site.** Remediation of the Sherwin Williams former paint factory site was completed in March 2012, and a "no further action letter" was issued by the State Department of Toxic Substances Control (DTSC) on January 23. At the Park Avenue District Advisory Committee meeting on February 13 it was announced that Sherwin Williams has selected SRM Associates-Thompson/Dorfman as the developers of the site. These are the same developers who proposed a Planned Unit Development on the site about 10 years ago. They will be in a "due diligence" period for 90 days, and expect to have a development proposal about 90 days after that. They plan to build primarily residential with some residential-serving commercial and some other retail, with the existing building being commercial. They anticipate essentially following the 2003 layout with a central green in the middle of a new street. They envision keeping the buildings generally to 55 feet in height and possibly getting bonuses to make some of them up to 75 feet, similar to the adjacent Emeryville Warehouse Lofts. They are currently studying the site cleanup and its implications for future development, and expect to have a schedule of next steps prepared in June, and to hold a community presentation later this year. Because the site is over five acres, it will require approval of a Planned Unit Development by the City Council. Once the project is approved, it should take about two years to build.

**Bay Street.** The Planned Unit Development (PUD) for the project that was approved in 1999 covers "Site A", a small portion of which has not yet been built. The unbuilt portion of Site A is north of Christie Avenue, is owned by Madison Marquette, and is entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing PUD. "Site B", which lies between the unbuilt portion of Site A and Powell Street, was originally acquired by the Redevelopment Agency for a northern extension of the Bay Street project, and

is now 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. It is to be included in the State-mandated "Long-Range Property Management Plan" for former Redevelopment Agency property. The City has hired Keyser Marston to prepare conceptual plans and property valuations for Site B, and will be working with them in the coming months.

**City Storage.** This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40th and Adeline Streets to 57,600 square feet of self-storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Planning Commission approved the project on October 27, 2011, and approved a one-year extension on January 24, 2013. Cassandra Adams, an owner of a unit at Green City Lofts adjacent to the project, appealed the extension approval to the City Council, which denied the appeal on March 19, 2013. The applicant has now submitted a building permit application for the project, which staff is reviewing.

**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. An extension of one additional year, to February 2015, is also possible.

**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, and may be extended for one additional year, to September 22, 2014. With the demise of the Redevelopment Agency, the project sponsors are now seeking alternate funding sources.

**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, and building permits for all buildings were issued on September 14, 2012. 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, as well as a new private parking

lot for the PRC Medical Group clinic across Stanford Avenue, which owns about 40 spaces in the existing City lot. The park/parking lot design was approved by the City Council on February 7, 2012, and a building permit application was received on July 5, 2012. The Planning Division provided first round plan check comments on the building permit for the park on August 13, 2012 and signed off on the permit on November 21, 2012 but the permit has not yet been issued pending redesign of the park. On December 4 the City Council, following citizen input and discussion of various options at previous Council meetings, 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. The developer will be redesigning and constructing the park, with the difference in cost from the originally approved design being paid by the City.

Archstone has now been acquired by two other residential developers, Avalon Bay and Equity Residential, effective on February 27; Equity Residential has taken over the Parkside project. On February 26, the Planning Division, Public Works Director, and City Attorney met with PRC, Archstone, and Equity Residential to be introduced to the new owners and to discuss the park/parking lot design, land swap between the City and PRC, and the improvement agreement for the project. On May 16, staff met with architects SZFM Design Studio and retail consultants Main Street Property Services, who have been retained by the applicant, to discuss minor design changes to the frontage along Hollis Street that will make the project more attractive to retail tenants. Staff indicated that these minor changes could be approved administratively, and encouraged SZFM and Main Street's efforts to attract quality retail tenants to the project.

**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, 2012; a permit for site grading and excavation and shoring of the basement parking garage was issued on August 21, 2012; and a building permit for the foundation/garage was issued on January 10, 2013. The building permit application for the superstructure was received on August 7, 2012; the Planning Division provided preliminary comments on August 15 and additional comments on September 14; the Building Division provided comments on the first round of plan check on September 18. The superstructure plans were resubmitted for a second round of review on February 8, and Planning staff provided comments in mid-March; there were just a few minor issues to be resolved before Planning could approve the building permit application. Planning staff has now reviewed responses to the March comments and is ready to sign off the revised building permit resubmittal; the permit will be issued when all departments have signed off. Demolition is now complete and the foundation and underground garage construction are well underway.

**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 and is expected to be completed in the next few months.

**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 substantially complete. 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, which requires a building inspection at least every 180 days. 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, 2012. Meanwhile, "The Bureau" restaurant on the ground floor was granted a temporary certificate of occupancy on December 10, 2012 and the restaurant is now open for business.

**East BayBridge Shopping Center.** This big box shopping center on 40<sup>th</sup> Street has been acquired from Catellus by Federal Realty Investment Trust, a real estate investment trust that owns a number of large retail centers across the country, including Santana Row in San Jose. Previously, Catellus had proposed upgrades to the center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center was also being considered for the longer term. Any proposed upgrades would be processed administratively, while any future intensification of uses will require reconvening the Emeryville/Oakland JPA for the project. Staff has yet to meet with the new owners to learn of their intentions for the property. 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. On August 24, 2012 the Chief Building Official approved a request to extend the expiration date of the application by six months, to March 27, 2013; the permit was issued on March 25.

**Marchant Building.** This large office/industrial building at 6701 San Pablo Avenue, previously owned by the University of California, has been purchased by LBA Realty, which also owns the "The Towers" (formerly known as Watergate Offices). The building footprint is 55% in Berkeley, 44% in Oakland, and 1% in Emeryville, and is immediately adjacent to the Greenway segment between 67<sup>th</sup> Street and Folger Avenue. On April 16 the City Council approved two Memoranda of Understanding (MOU) for the project, including a three-city MOU that assigns responsibility for planning and building permit processing to Berkeley, and a separate MOU between LBA and Emeryville for Greenway improvements. Under the terms of the second MOU, LBA will improve and maintain the landscaping and underground the overhead utility wires on this Greenway segment in exchange for a no-cost easement for outdoor seating for a possible future restaurant use in the building.

**Nady Site.** Staff has been informed that a tentative deal has been struck by Avalon Bay Communities, Inc. for purchase and development of this 2.25 acre site at the northwest corner of the city, adjacent to the Shellmound Street off-ramp from I-80. The concept is a 200-unit residential building with ground-floor retail space that would be five floors of residential units above two levels of parking. A preliminary concept for the project was discussed by the

Development Coordinating Committee on April 10, and on May 23 staff met with Avalon Bay and their architect to discuss design alternatives. If the project moves forward, it will entail a community meeting, study sessions, and preparation of a CEQA environmental document, most likely an Initial Study/Mitigated Negative Declaration (IS/MND).

**Rug Depot/Bon Motif.** This site of almost 60,000 square feet, which occupies the southern half of the block bounded by 40th, Horton, and Hubbard Streets, is on the market. Currently occupied by two buildings that house Rug Depot and Bon Motif, respectively, the site is zoned Mixed Use with Residential (MUR) and is in the Park Avenue and Pedestrian Priority overlay zones. Under the MUR zoning, new development on a site of this size requires a conditional use permit from the Planning Commission and must have a mix of uses, one of which must be residential, although a single use is permissible if the applicant convincingly demonstrates that a mix of uses is infeasible. Staff has recently fielded a number of inquiries about this site with proposals for a variety of uses but no deal has yet been made for its sale. The Rug Depot building is designated as a significant structure, which means that City Council approval would be required if it were proposed to be demolished. On May 15, staff met with the owner and his real estate broker and learned that the owner is seriously considering continuing with his Rug Depot business and taking the building off the market.

**Ellis Partners Development Inquiry.** On May 1, the Planning and Building Director and Economic Development and Housing Director met with representatives of Ellis Partners, developers of Emery Tech (the repurposed old Grove Valve industrial building at 65<sup>th</sup> and Hollis Streets that now houses Clif Bar's headquarters) to explore future development opportunities in Emeryville. They specialize in renovating and repurposing old industrial buildings for commercial use. No potential projects were immediately identified.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**Forbes Renovation.** An application for a minor design review permit to renovate a single family home at 1034 48th Street, including new siding and windows, was submitted on April 4. Staff is awaiting further information from the applicant.

**New Front Porch, 1364 Park Avenue.** A minor design review permit to replace and expand the front porch of the house at the above address was approved on May 6.

**IKEA Delivery Redesign, 4400 Shellmound Street.** A minor design review permit for a redesigned delivery area along the north side of the IKEA store at the above address was approved on May 6.

**New Doors at 1301 59th Street.** A minor design review permit for two new entrances onto Doyle Street at the above address was approved on May 6.

**Parking Lot Improvements, 4221 Hollis Street.** A minor design review permit for lighting and landscaping improvements, including an electric vehicle charging station, at the above address was approved on May 29.

## Signs

**Express, 5680 Bay Street.** A minor sign permit for two new wall signs at the above address was approved on May 3.

**Hae Now Sign, 1303 66th Street.** An application for a minor sign permit for a 20 square foot wall sign at the above address was approved on May 6.

**Bullseye Glass, 4514 Hollis Street.** A minor sign permit for a one new projecting sign at the above address was approved on May 6.

**Wells Fargo, 5801 Christie Avenue.** A minor sign permit for two replacement wall signs and one new awning cover at the above address was approved on May 6.

**Sunglass Hut, 5673 Bay Street.** A minor sign permit for one new wall sign, one non-illuminated blade sign, and one vinyl door sign at the above address was approved on May 14.

**Miss Spa, 5711 Christie Avenue.** A minor sign permit for one new wall sign at the above address was approved on May 14.

**Uniqlo, 5606 Bay Street.** A minor sign permit for a new wall sign, new blade sign, and three new window graphics at the above address was found to be in compliance with the Bay Street Master Sign Program on May 29.

## ADVANCED PLANNING PROJECTS

**Housing Element.** The first round of housing conditions field work and data entry was completed, and the data were compared to the 2007 survey. Work continued on drafting chapters.

**Pedestrian and Bicycle Plan.** On May 17, staff attended the 2013 awards ceremony of the Northern Section of the California Chapter of the American Planning Association (APA), along with two members of Emeryville's Bicycle/Pedestrian Advisory Subcommittee, the former General Plan Project Manager, and consultants, to receive the Award of Excellence in the category of Outstanding Planning - Focused Issue for the Emeryville Pedestrian and Bicycle Plan. Staff and the consultant submitted an application for a State APA award.

**Emeryville-Berkeley-Oakland Transit Study.** This study of transit in West Oakland, Emeryville and West Berkeley is funded by a \$250,000 grant from Caltrans. On March 5, the City Council approved a Request for Proposals (RFP) and a consultant selection process by which a six member committee, including representatives from the cities of Emeryville, Berkeley, and Oakland, and from the Emery Go-Round, AC Transit, and BART/Capitol Corridor, would review the proposals, conduct interviews, and select the consultant. The RFP was issued on March 7

and four proposals were received. On April 12 the selection committee selected three of the four proposing teams for interviews and drafted interview questions. On April 19 the committee interviewed the three teams and selected the CDM Smith team, which includes MIG for public involvement, CHS for transit operations, NWC for transit funding, and BAE for land economics. A contract with CDM Smith was approved by Caltrans on May 14 and by the City Council on May 21. The scope includes public meetings on options in November of this year and on a draft plan in September of next year, with completion in February of 2015. The next Technical Advisory Committee meeting was set for June 26.

***Design Guidelines - Family Friendly Housing.*** Staff revised this section of the citywide Emeryville Design Guidelines in response to comments from the Development Coordinating Committee in collaboration with Economic Development and Housing staff, and sent it to the Design Guidelines consultant for production, for a Planning Commission hearing on June 27.

***Traffic Facilities Impact Fee (TIF) Update.*** At the direction of the City Council, the Traffic Impact Fee update is being considered in conjunction with the proposed park/public facilities fee and affordable housing in-lieu fee in order to assess the total impact fee burden on development, and to compare our total development fees to those of other cities. On May 6, Planning staff met with Economic Development and Housing staff and consultants to coordinate the development and processing of these fees. In August, the Traffic Impact Fee will be considered by the Transportation Committee, the park/public facilities fee will be considered by the Parks and Recreation Advisory Committee, and the affordable housing in-lieu fee will be considered by the Housing Committee. All three fees will then be considered by the Economic Development Advisory Committee in October, to be followed by study sessions of the Planning Commission in October and City Council in December, prior to City Council consideration of adoption next January.

***Eastshore State Park.*** On April 5 the City submitted an Urban Greening grant application for the design of the Powell Street Frontage/Upland Area. The City will learn in mid-July whether it is invited to submit a full application in September. When funding is obtained, the City Attorney is expected to review the agreement with the East Bay Regional Park District for the City to manage the design process, so the Park District can review a draft Request for Proposals for a design team prepared by our Planning staff.

***Sustainable Communities Strategy.*** Staff conveyed the City Council's May 7 comments on the Draft Plan Bay Area to the Metropolitan Transportation Commission and the Association of Bay Area Governments.

***Adapting to Rising Tides.*** This pilot study is staffed by the San Francisco Bay Conservation and Development Commission (BCDC), the National Oceanic and Atmospheric Administration (NOAA), and local cities to study effects and adaptation to sea level rise in the East Bay corridor between Emeryville and Hayward. The group did not meet in May.

***Significant Structures.*** 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 requested staff to meet with property owners and other interested citizens to refine the map

and list. A working group was formed and met twice in January. On April 29 the working group toured potentially significant structures to discuss which are significant, what parts of them are significant, and why. In May, staff drafted an ordinance section defining significant structures based on working group members' comments during the April 29 tour, and drafted an addition to the Planning Regulations bonus table regarding purchase of off-site development rights for preservation of significant structures. The next working group meeting has been scheduled for June 5, with a final meeting in July. The ordinance will then be forwarded for consideration by the Planning Commission and City Council, which is tentatively scheduled for September 26 and November 5, respectively.

***Powell-Stanford Greenway.*** The City Council has previously approved a contract with Callendar Associates to design the Greenway segment between Powell and Hollis Streets. Design is to be completed this fall with construction to be completed about a year after that. The design and construction of the project is funded by a Proposition 84 grant. On May 28, staff of various departments met to review the latest design drawings.

***Proposed Light Levels for Signs.*** Staff is working on a modification to the existing Planning Regulations that would limit the maximum light output of signs. Recommendations from the International Sign Association and the U.S. Sign Council are being reviewed. The Development Coordinating Committee discussed this in April and, as noted above, the Planning Commission held a study session on May 23.

***Emery Go-Round PBID Information.*** Staff provided information on live-work units in several projects, projects with conditions of approval requiring membership in the Emeryville Transportation Management Association, and portion of rental and ownership housing, to City and TMA staff for use in the May 7 City Council study session on the Property-Based Business Improvement District (PBID) that funds the Emery Go-Round.

***Off the Grid Market Information.*** Staff provided information to Off the Grid on jobs and population within a half-mile of Haven Street where they are proposing a weekly food truck market.

## **BUILDING DIVISION**

### **Permit and Inspection Activity**

The attached tables summarize the eleventh month of fiscal year 2012-2013 for building permit and inspection activity. The month of May 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 May, a total of 64 permits have been issued, based on a total valuation of over \$9 million and generating almost \$230,000 in fees. During the same period, 649 inspections have been conducted, which is the most in any single month since December 2008. Field inspection totals of 352 (54%) were related to major projects and 297 (46%) 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 a minimum of six hours of field inspections per day. Construction continues for the Parkside (formerly “Papermill”) residential-live/work project averaging three to four hours of inspections per day and the building permit for the adjacent City park/parking lot reconfiguration is under review. The Marketplace Redevelopment Phase 1 (64th and Christie) residential foundation permit has been issued with the two levels of parking phase nearly completed. The building permit application for the superstructure of the building is under review and is expected to be issued soon. Construction activity is finally underway for the Ocean Avenue Apartments. This development consists of five townhouses and part of the Baker Metal Building. Construction continues for other major projects including Bakery Lofts IV (18 units), Bridgewater remodel, podium renovation (63 units); Liquid Sugar (construction defects); the Courtyards at 65th (construction defects); Andante mechanical chases (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope and deck 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, and the 39th and Adeline Project.

## Customer Feedback Questionnaire

The Planning and Building Department Questionnaire is available for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative processes and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. Over the last nine years, Planning and Building has solicited feedback from applicants with the preponderant of the questionnaires received indicating stellar overall customer service as identified in Department’s mission statement. For the month of May the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories, including the permit application process and customer service approach. 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 May included:

- **Ambassador** – 3610 Peralta Street; 53 kW photo voltaic solar system.
- **64<sup>th</sup> and Christie** – 6350 Christie Street; foundation, garage construction.
- **1900 Powell Street 6<sup>th</sup> floor** – Full floor build out, conference and break room.
- **OTO Baily** – 2000 Powell Street, 8<sup>th</sup> floor; tenant improvements.
- **Chevron** – 1400 Powell Street; tenant improvements, phase 2.
- **Bayer** – 5650 Hollis Street; tenant improvements.
- **16500 (“SixteenFiveHundred” lighting)** – 2100 Powell Street; tenant improvements.
- **Pixar** – 1200 Park Avenue; remodel main server room, phase 1.
- **1306 65<sup>th</sup> Street** – Cool roof installation.
- **5531 Vallejo Street** – Residential PV solar installation, 5.75 kW.
- **6 Captain Drive #232E** – Kitchen, bathroom remodel.
- **7 Commodore Drive #454** – Kitchen, bathroom remodel.
- **1200 65<sup>th</sup> Street #232** – Kitchen, bathroom remodel.
- **6363 Christie Avenue #3024** – Kitchen remodel.
- **1050 47<sup>th</sup> Street #C** – Interior remodel.
- **5 Commodore Drive #B213** – Waterproofing common deck area.
- **Bridgewater Apartments Building 3** – 6400 Christie Avenue, 29 units remodel.
- **Bridgecourt Apartments** – 1331 40<sup>th</sup> Street, demolition, remedial.
- **5855 Horton Street Garage** – Installation 10 electric vehicle charging stations.
- **Bayer Building O** – 5745 Peladeau Street; electrical service for freezers.
- **1046 47<sup>th</sup> Street** – Private sewer lateral replacement.
- **7-Eleven** – 4000 Powell Street; installation backflow device.
- **Ambassador Housing; Buildings A, B, C** – 36<sup>th</sup> and Peralta Streets; rental housing units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **Andante (four buildings)** – 1121 40<sup>th</sup> Street; construction defect repairs.
- **Liquid Sugar Building A** – 1245–1283 66<sup>th</sup> 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 May for the following projects:

- **Ambassador Housing** – 36<sup>th</sup> and Peralta Streets.
- **Escuela Bilingüe, Phase 2A and 2B** – 4550 San Pablo Avenue; continued private school improvements K-8<sup>th</sup> grades.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Marketplace Redevelopment Phase 1** – 64<sup>th</sup> Street and Christie Avenue; 193 residential rental units in five-story building.
- **Bakery Lofts IV** – 53<sup>rd</sup> and Adeline Streets; 18 residential units, retail space.
- **Parkside Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhouses** – 1276 Ocean Avenue; 5 townhouses.

## Projects Under Construction

Construction is proceeding on the following major projects:

- **Bridgework Apartments** – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.
- **Andante** – 3996 San Pablo Avenue; construction defect repairs.
- **Emery Station 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, building construction.
- **Ambassador Housing** – 36th and Peralta Streets; building construction.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; residential units, retail.
- **Marketplace Redevelopment Project, Phase I** – 64<sup>th</sup> and Christie; excavation, shoring, foundation, parking structure.
- **Ocean Avenue Townhouses** – 1276 Ocean Avenue; 5 townhouses.

## 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 May:

- 15 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 May, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 11 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 28 applications submitted.

## Contacts and Inquires

Building Division staff fielded a total of 178 counter contacts and 146 telephone queries in May.

## Field Inspections

The Building Division continues to observe an increase in the amount of inspection requests for May compared with the first half of the fiscal year, which hopefully is a sign of an improving economy. Field inspection staff performed 649 inspections in May, which is more than double the July-December monthly average, and, once again, is the most in any single month since December 2008. (Previously the month of April held the record at 643 inspections, but May saw a few more inspections than April.) Requests for this month average 324 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff) or 15

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 64<sup>th</sup> and Christie, Parkside, and Ambassador projects 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 May:

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

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

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

## **ADMINISTRATION/OTHER**

**Bay Area Planning Directors Association.** On May 31, the Planning and Building Director attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was "Resilient Futures: What Planners Need to Know About Climate Change, Earthquakes and Other Hazards". The meeting featured presentations and a panel discussion by representatives from the Association of Bay Area Governments, the Bay Conservation and Development Commission, the Governor's Office of Planning and Research, the City of Berkeley, the Center for Sustainable Communities, Urban Resilience

Strategies, and the San Francisco Planning and Urban Renewal Association (SPUR), and concluded with a table-top exercise involving all attendees.

**Alameda County Planning Directors Meeting.** On May 10, the Planning and Building Director attended a meeting of the Planning Directors of Alameda County in Hayward, hosted by Alameda County. The directors discussed the joint meeting with the Contra Costa County planning directors that had been held on April 5 and plans for the next meeting in October; comments on Plan Bay Area (the Sustainable Communities Strategy and Regional Transportation Plan prepared by ABAG and MTC) and its EIR; and information on planning issues in the various cities in the county. The next meeting was scheduled for June 21, to be hosted by the City of Albany.

**Bike to Work Day and Month.** May was Bike to Work Month, and Thursday, May 9 was Bike to Work Day. Once again, the City of Emeryville participated in the “Team Bike Challenge”, a friendly competition of 356 companies and 1,029 teams in the Bay Area to see who can log the most biking miles. The City of Emeryville “company” included four teams with a total of 14 riders. Collectively, we logged 669 trips totaling 1,773 miles, which placed us 19<sup>th</sup> out of 88 medium-sized Bay Area companies, and 53<sup>rd</sup> out of all 356 Bay Area companies. Of the 15 Bay Area cities and counties that participated in the competition, Emeryville placed second only to the City of San Jose, and beat out the cities of Pleasanton, Richmond, Oakland, Sonoma, Palo Alto, Dublin, Alameda, Concord, East Palo Alto, and Vacaville, and the counties of Napa, Marin, and San Mateo. The five participants from the Planning and Building Department comprised team “Plan It, Bike It, Do It!” and logged a total of 563 miles (almost a third of the total miles of all the Emeryville teams), placing us at number 215 out of 1,029 Bay Area teams. Thanks to team members Arly Cassidy, Courtney Barrett, Paolo Ikezoe, and Diana Keena for another successful year of pedaling for team “Plan It, Bike It, Do It!”

On Bike to Work Day on May 9, Assistant Planner Arly Cassidy led a ride including four Councilmembers and a number of City staff from City Hall to the “Energizer” stations at 46<sup>th</sup> and Adeline Streets, 40<sup>th</sup> Street and San Pablo Avenue, and 53<sup>rd</sup> and Hollis Streets. Mayor Brinkman, Councilmember Asher, and Councilmember West pedaled their bikes (Councilmembers Asher and West accompanied by their children), and Councilmember Davis rode in a pedicab powered by Arly Cassidy. A fun time was had by all.

**American Planning Association Awards Dinner.** On May 17, Bicycle/Pedestrian Advisory Subcommittee members, Alta Planning + Design, former Project Manager Deborah Diamond, and staff attended the annual awards dinner of the APA California Chapter Northern Section to receive the Award of Excellence in the category of Outstanding Planning - Focused Issue for the Emeryville Pedestrian and Bicycle Plan. The award is proudly displayed at the Planning and Building front counter. Congratulations to all!

**Emeryville’s “Official” Population.** On May 1, 2013, the Demographic Research Unit of the State Department of Finance released its official estimates of the population of California’s cities and counties. These estimates are as of January 1, 2013. According to DOF, our population is **10,269**.

As they typically do, DOF has also adjusted their 2012 estimates. Originally, our 2012 population was estimated by DOF at 10,200, and that figure has now been adjusted down to 10,186. Here is a comparison of the 2012 DOF estimates (original and adjusted) and the 2013 DOF estimate:

	<b>Original DOF 2012 Estimate</b>	<b>Revised DOF 2012 Estimate</b>	<b>DOF 2013 Estimate</b>
Date	1/1/2012	1/1/2012	1/1/2013
Total Population	10,200	10,186	<b>10,269</b>
Total Housing Units	6,652	6,652	6,652
Total Households	5,699	5,699	5,699
Persons per Household	1.777	1.775	1.789
Vacant Units	953	953	953
Vacancy Rate	14.33%	14.33%	14.33%

As these estimates show, there was no change in the number of housing units in calendar year 2012 (the first time that’s happened in a long time!). The vacancy rate (which is an anomaly carried over from the 2010 U.S. Census) is also assumed to be unchanged. The drop from the original 2012 population figure to the revised figure, and the subsequent increase in the 2013 estimated population, are entirely due to assumptions about changing household size (persons per household). This was presumably calculated by disaggregating data at the state and county levels.

The 2013 estimates for total number of dwelling units in various size buildings as well as group quarters population (at Bay Bridge Apartments on 36th Street and AgeSong on 40th Street) are the same as last year. The only difference is in persons per household, which, as noted above, results in a slightly higher household population and total population. The breakdown is as follows (the “mobile homes” are presumably live-aboard boats at the marina):

<b>Population</b>	
Total	10,269
Household	10,196
Group Quarters	73
<b>Housing Units</b>	
Total	6,652
Single Detached	421
Single Attached	401
Two to Four	751
Five Plus	5,043
Mobile Homes	36
Occupied	5,699
<b>Vacancy Rate</b>	14.33%
<b>Persons per Household</b>	1.789

The high vacancy rate is a reflection of the data from the 2010 Census. That was a fluke that was attributable to the fact that several new projects were not yet fully occupied and others were undergoing major remodeling or construction defect repair when the Census was taken in April 2010. According to the 2007-2011 U.S. Census American Community Survey, our vacancy rate is more like 11.8%. (However, the ACS counts fewer households and fewer people per household, so their population estimate is actually lower.) Hopefully DOF will correct the vacancy rate in future years.

Needless to say, with no new housing units last year, Emeryville is not in the top 10 fastest growing cities in the Bay Area or state, as we have been in previous years. However, with two major housing projects due for completion this year (Ambassador and Bakery Lofts IV), two next year (Parkside and 64th and Christie), and more on the horizon (Maz, Sherwin Williams, Nady, etc.) we'll likely be back up there among the fastest growing cities in the years to come. This is just a temporary breather!

**Census Bureau Training.** Associate Planner Diana Keena attended a Census Bureau class on May 21 at the Emeryville Recreation Center computer lab entitled "Using Census Data in Grant Writing." The class showed how to access and map data from the 2010 Census and the ongoing American Community Survey.

**Complete Streets: Policy Implementation.** On May 13 Assistant Planner Arly Cassidy attended a meeting held by the Alameda County Transportation Commission (ACTC) on the complete streets policy required of all municipalities wishing to receive One Bay Area Grant funding. The ACTC wished to gather feedback on city needs for full implementation and integration across city policy.

**Regional Bikeshare for the Bay Area and Beyond: A Working Session for City/County/Regional Staff.** On May 28 Assistant Planner Arly Cassidy took part in a working session on regional bike share, primarily focused on the East Bay and Sacramento regions. After presentations on the soon-to-be-implemented bike share program on the peninsula and data gathered from programs around the world, participants brainstormed on next steps for a program centered in the East Bay. Capital Corridor, the Sacramento to San Jose commuter rail connection, and the Metropolitan Transportation Commission (MTC) co-hosted the meeting, with heavy involvement from the East Bay Bicycle Coalition (EBBC).

**Association of Pedestrian and Bicycle Professionals Webinar: Bikeway Design at Intersections.** The ACTC hosted the first of a three part webinar series on Urban Bikeway Design by the National Association of City Transportation Officials (NACTO). This webinar focused on intersection design and how to avoid conflicts between bikes and motor vehicles when one is turning and the other going straight. Staff will attend the entire webinar series in order to be better prepared to continue implementing the Emeryville Pedestrian and Bicycle Plan.

**Property Management Plan Webinar.** On May 14, the Planning and Building Director and Economic Development and Housing Director attended a webinar hosted by the California Redevelopment Association on Property Management Plans. These plans are required by the

State for cities to document their proposed disposition of former Redevelopment Agency properties.

**ICS 100 Training.** On May 23, all members of the Planning and Building Department attended mandatory training on FEMA’s Incident Command System (ICS), sponsored by the Alameda County Fire Department. ICS is a standardized approach to incident management that is applicable to all types of hazards, such as earthquakes, fires, and floods. The first of several such trainings that will be offered, this was an introductory course entitled “ICS-100”. Following the course, all attendees were asked to take an on-line test and email the resulting certificate of completion to Human Resources as evidence that City staff has received the training. This will be followed by more advanced training sessions, the next being “ICS-200”.

**Recommendations for Streamlining Permitting and Inspection: Plug-in Electric Vehicle (PEV) Readiness for Local Governments.** The Building Division staff attended this webinar presented by the Bay Area Air Quality Management District. The Plan focuses on actions for local and regional governments in the San Francisco Bay Area and Monterey Bay Area to help them and the regions move towards PEV readiness.

**American Planning Association (APA) Northern California Chapter Board Meeting.** Senior Planner Miroo Desai, as a Board member of the California APA Northern Section, attended the Board meeting on May 2.

**American Planning Association (APA) California Chapter Diversity Summit Telephone Conference.** Senior Planner Miroo Desai, as Diversity Director of the APA California Chapter, is organizing the Diversity Summit to be held at the California APA Conference in October 2013. She had a telephone conference on May 31 with panel speakers for the Diversity Summit, which will focus on “food justice”.

**News and Activity Guide.** Associate Planner Diana Keena attended an interdepartmental staff meeting on May 29 to brainstorm ideas for articles for the next City News and Activity Guide.

**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 May 29 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, and the CodeTRAK and GIS components “went live” on March 19. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. Staff met on May 8 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Planning project attachments have been optimized back into 2000 by various interns. An intern began entering building permit data for projects that received planning approvals prior to TRAKIT startup. Using

GIS, interns worked with Economic Development and Housing Department staff to create an art map, make a vicinity map for the 3706 San Pablo Avenue affordable family housing project, and record banner locations.

**Internships.** Planning intern Paolo Ikezoe gave notice that he will be leaving in mid-June to join the San Francisco Planning Department as a Planner II. Staff has scheduled interviews in early June for an intern to start on July 1. Staff completed a survey for Cal in Local Government regarding that undergraduate internship program.

**Farewell to Prahbath Silva.** West Coast Code Consultants (WC<sup>3</sup>) employee Prahbath Silva, who has served as our plan check engineer on Thursdays for several years, recently announced his resignation to accept a full-time position as a plan checker for the City of San Jose. In appreciation for his years of service to us, staff treated him to lunch at the Public Market on May 16. We wish Prahbath the best of luck in his new position. WC<sup>3</sup> will be providing another plan check engineer to replace him.

**Orientation Tour of Emeryville.** On May 29, the Planning and Building Director, along with Chief Building Official Victor Gonzales and Senior Planner Miroo Desai, gave an orientation tour of Emeryville to two newer staff members, Administrative Services Director Debra Auker and Human Resources Manager Ian Appleyard.

## 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	22	15	26	18	22		208
Plumb., Elec., Mech.	34	26	47	25	35	33	49	23	38	19	37		366
Fire	15	13	7	7	7	12	14	11	14	5	5		110
<b>MON. TOTALS</b>	66	56	71	49	64	60	85	49	78	42	64	0	
<b>FISCAL YEARLY TOTAL</b>												684	
<b>VALUATION</b>													
Residential	\$212,052	\$879,677	\$41,699,262	\$16,700	\$1,291,300	\$83,246	\$41,872,694	\$262,700	\$3,004,830	\$331,400	\$769,345		\$90,423,206
Sub Permits	\$529,503	\$4,249,034	\$840,184	\$353,152	\$90,041	\$256,277	\$376,345	\$353,403	\$1,196,654	\$1,670,670	\$86,661		\$10,001,924
Commercial	\$1,877,866	\$1,261,060	\$3,360,132	\$2,288,239	\$3,560,738	\$1,786,562	\$4,429,468	\$1,610,835	\$3,545,610	\$102,880	\$8,152,682		\$31,976,072
<b>MON. TOTALS</b>	\$2,619,421	\$6,389,771	\$45,899,578	\$2,658,091	\$4,942,079	\$2,126,085	\$46,678,507	\$2,226,938	\$7,747,094	\$2,104,950	\$9,008,688	\$0	
<b>FISCAL YEARLY TOTAL</b>												\$132,401,202	
<b>FEES COLLECTED</b>													
General Plan	\$11,598.39	\$35,463.11	\$229,894.75	\$13,692.99	\$27,568.10	\$221,129.75	\$24,632.29	\$10,923.80	\$33,817.31	\$10,481.14	\$45,617.74		\$664,819.37
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00	\$132.00	\$246.00	\$1,796.00	\$234.00	\$109.00	\$310.00	\$104.00	\$393.00		\$5,621.00
Technology Fee	\$2,319.67	\$7,092.62	\$45,978.95	\$2,738.59	\$5,491.33	\$44,251.25	\$5,020.88	\$2,184.76	\$6,669.06	\$2,096.24	\$9,123.55		\$132,966.90
Building Permit	\$16,153.15	\$21,797.74	\$360,608.43	\$19,111.31	\$43,181.35	\$433,166.00	\$37,932.64	\$15,308.53	\$52,145.58	\$16,679.91	\$70,727.71		\$1,086,812.35
Plan Review	\$36,019.25	\$27,116.70	-\$40,505.54	\$47,419.53	\$17,769.14	\$40,632.86	\$22,443.72	\$17,566.47	\$48,889.15	\$51,221.40	\$39,189.15		\$307,761.83
Energy Review	\$3,042.25	\$507.41	-\$10,821.05	\$7,655.92	\$1,297.31	\$6,469.13	\$3,210.75	\$1,043.75	\$5,309.21	\$7,671.00	\$5,318.91		\$30,704.59
Electrical Permit	\$5,050.59	\$4,692.15	\$78,150.74	\$3,822.31	\$7,640.15	\$87,230.91	\$9,261.24	\$5,085.28	\$8,100.99	\$3,042.75	\$14,829.47		\$226,906.58
Plumbing Permit	\$3,143.06	\$4,825.44	\$66,444.07	\$3,876.28	\$6,125.36	\$78,187.43	\$5,912.08	\$2,494.51	\$4,299.69	\$1,370.94	\$12,870.53		\$189,549.39
Mechanical Permit	\$1,829.45	\$445.15	\$66,117.17	\$2,796.76	\$5,036.61	\$73,560.64	\$6,398.13	\$2,507.98	\$5,146.60	\$2,073.11	\$11,779.09		\$177,690.69
S.M.I.P.	\$384.02	\$511.60	\$9,462.48	\$491.40	\$945.00	\$9,153.91	\$1,124.04	\$391.42	\$1,335.96	\$415.06	\$1,839.19		\$26,054.08
Microfiche	\$170.31	\$582.65	\$3,645.32	\$186.23	\$425.37	\$4,271.56	\$434.16	\$168.61	\$535.68	\$139.64	\$649.81		\$11,209.34
Fire Dept. Fees	\$6,190.54	\$4,242.55	\$128,635.89	\$9,528.74	\$934.34	\$151,013.97	\$9,765.23	\$5,786.06	\$4,427.90	\$1,256.53	\$9,724.22		\$331,505.97
Sewer Connection	\$0.00	\$0.00	\$92,979.01	\$387.00	\$2,370.00	\$149,051.00	\$50,804.98	\$0.00	\$13,983.00	\$237.00	\$0.00		\$309,811.99
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$7,706.82
School	\$0.00	\$0.00	\$573,826.92	\$0.00	\$0.00	\$521,575.52	\$2,191.86	\$0.00	\$0.00	\$0.00	\$0.00		\$1,097,594.30
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$208,952.00	\$25,611.62	\$0.00	\$17,831.48	\$0.00	\$0.00		\$252,395.10
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03	\$9,025.00	\$4,532.00	\$1,565.50	\$1,298.00	\$6,907.00	\$2,955.00	\$5,865.00	\$571.00	\$4,685.00		\$84,149.53
<b>MON. TOTALS</b>	\$89,999.68	\$150,358.15	\$1,615,305.14	\$116,371.06	\$120,595.56	\$2,039,446.75	\$211,884.62	\$66,525.17	\$208,666.61	\$97,359.72	\$226,747.37	\$0.00	
<b>FISCAL YEARLY TOTAL</b>												\$4,943,259.83	

**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	65%	33	44	38	66	55	45	75	65	95	121	95		699
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	75%	0	1	0	23	15	10	31	46	65	35	30		256
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	90%	5	2	3	10	5	8	12	6	7	12	21		91
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	0	0	0	0	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	0	0	0	3	30		36
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	10%				5	3	8	27	33	45	56	90		267
64th and CHRISTIE APARTMENTS	\$38,500,000	10-Jan-13	10%					0	0	0	6	44	52	86		188
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231	246	383	250	363	354	290		3,006
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	14	19	12	5	8	7	5	8	10	10	7		105
				240	335	224	395	319	331	533	414	629	643	649		
<sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																4,679

**Planning and Building Department**  
Major Development Projects  
May 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>3800 San Pablo Mixed Use ("Maz")</b> NE San Pablo/Adeline/W. Mac.	Residential - 100 units Retail - 21,640 s.f.	PC study session 2/28/13. PC public hearing tentatively 8/22/13.						
<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>Shell Gas Station Rebuild</b> NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC hearing 6/27/13.						
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study sessions 4/26/12 and 11/19/12. PC public hearing tentatively 7/25/13.						
<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.				PC - 12/13/12		
<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.				PC - 9/22/11		
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.				PC - 6/24/10		
<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 on 2/7/12.				CC - 2/16/10		
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 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.				CC - 1/20/09		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>City Storage</b> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	On appeal, CC upheld 1-year extension on 3/19/13. Building permit application submitted 3/21/13.			PC - 10/27/11			
<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>Pak N Save Upgrade</b> 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11. Building permit issued 3/25/13.			PC - 5/26/11			
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 193 units	Grading and excavation permit issued 8/21/12. Foundation permit issued 1/10/13.			CC - 10/19/10			
<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; project under construction.			PC - 8/27/09			
<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>Escuela Bilingüe, Phase II</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Building permit issued 1/22/13.			CC - 5/19/11			
<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>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		

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**May 2013**

<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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**May 2013**

<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. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**May 2013**

<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>Marketplace Redevelopment</b> Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
<b>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.	BRE Properties John Wilde (415) 445-6578
<b>3800 San Pablo Avenue Mixed Use Project (Maz)</b> UPDR13-001	Renovation of former “Maz” building for 21,640 square feet of retail use, and construction of a new 65’, 5-story, 100- unit residential structure on the east portion of the lot over three levels of parking (one level below grade). Eastern 25% of lot is in Oakland.	Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission public hearing tentatively scheduled for August 22, 2013.	Greg Pasquali Holliday Development (510) 588-5134

**Planning & Building Department  
 Status of Major Development Projects - City of Emeryville  
 May 2013**

<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>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<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. Project is under construction.</p>	<p>Amir Massih            Archstone Smith            (510) 235-1170</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**May 2013**

<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>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**May 2013**

<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. Construction began in April 2013.</p>	<p>Sasha Shamzad  MRE Commercial  (510) 849-0776</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**May 2013**

<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>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.	Ali Eslami (510) 774-8387
<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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
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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>OFFICE/HIGH TECH PROJECTS</b>			
<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 approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 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. Issued building permit on March 25, 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. Planning Commission public hearing tentatively scheduled for July 25, 2013.	Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770

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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 April 2, 2013, City Council passed resolution deleting path from General Plan. 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. Issued building permit for Phase 2 on January 22, 2013.	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>
<p><b>Shell Gas Station Rebuild</b>            1800 Powell Street            UPDR13-002</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission public hearing scheduled for June 27, 2013.</p>	<p>Muthana Ibrahim            M I Architects, Inc.            (925) 287-1174</p>