



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: July 1, 2013

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – JUNE 2013**

HIGHLIGHTS OF THE MONTH

Planning for the Emeryville Center of Community Life continues to move forward. On June 11, the Emery Unified School District published the draft Mitigated Negative Declaration, the CEQA environmental review document for the project, for a 30-day public comment period. Project conditions of approval were discussed by the Development Coordinating Committee on June 12. The project was discussed at the Bicycle/Pedestrian Advisory Committee meeting on June 3, and a special meeting of the BPAC was held on June 25 for a tour of the site. ECCL is scheduled to be considered for approval by the Planning Commission on July 25.

Reconstruction of the Shell gas station at Powell Street and Frontage Road was approved by the Planning Commission on June 27. In addition to a larger convenience store and more efficient site plan, the redesigned gas station will include amenities for Bay Trail users.

At its June 4 meeting, the City Council approved a grant funding agreement for the Christie Avenue bike path, which will connect Powell and Shellmound streets and will close a critical gap in the Bay Trail by providing a continuous Class I bike path all the way from the Bay shoreline to Shellmound Street. The Alameda County Transportation Commission is providing a \$550,000 grant to fund the project.

The Technical Advisory Committee for the Emeryville-Oakland-Berkeley Transit (EBOT) study held a kick-off meeting with CDM Smith, the consultant they have selected for the project, on June 26.

The recent increase in development activity accelerated even further in June. Thanks to five major residential projects that are under construction, more building inspections were conducted than in any single month in over 10 years. June also marks the end of fiscal year 2012-2013, in which the valuation of building permits issued and fees collected were approximately double those of the previous fiscal year.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

June 4, 2013

Christie Avenue Bike Path. The Council authorized the Interim City Manager to execute a Grant Funding Agreement with the Alameda County Transportation Commission (ACTC), and to commit any necessary matching funds for the Christie Avenue Bay Trail Gap Closure Project. This project involves the removal of one travel lane on Christie Avenue between Powell and Shellmound streets to provide room on the east/north side of the street for a Class I bicycle and pedestrian path, and related crossing improvements at the intersections. It closes a critical gap in the Bay Trail by providing continuous bicycle and pedestrian path access all the way from the shoreline to Shellmound Street, eliminating the existing substandard connection through the Sheraton Four Points parking lot. ACTC has committed \$550,000 to the project.

June 18, 2013

1075 41st Street Acquisition. The Council discussed the possibility of acquiring the single-family house at 1075 41st Street to resell as an affordable housing unit, and referred the matter to the Housing Committee for a recommendation. This house is in foreclosure, its yards are full of weeds and trash, and it has been taken over by squatters. Staff is concurrently pursuing code enforcement efforts to clean up the property and remove the squatters. The property is directly across from Anna Yates Elementary School and has been the subject of numerous citizen complaints.

PLANNING COMMISSION

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

Introduction of New City Manager. City Manager Sabrina Landreth introduced herself to the Commission, who welcomed her to Emeryville.

Shell Gas Station Rebuild. The Commission approved a Conditional Use Permit for an existing Service Station use on a site of approximately one-half acre on the corner of Frontage Road and Powell Street, and Design Review for a redesigned site plan. The existing facility will be demolished and will be replaced 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. The Planning Commission added a number of Conditions of Approval to the project that increased landscaping, added sign dimmers, limited the monument sign to six feet in height and added Bay Trail signage.

Family Friendly Residential Section of Design Guidelines. The Commission reviewed and commented on new and revised provisions of the Emeryville Design Guidelines regarding

Family Friendly Residential buildings. The section addresses site design for play areas, teen spaces, visual privacy, bicycle parking, and transition between units and open space. Unit design provisions include views of play areas, adequate dining areas, separation of bedrooms from living areas, space that can change use, and infant and toddler safety. Staff recommended adding a provision for multi-purpose rooms that can serve as play rooms and/or homework rooms for project of 30 units or more, to which the Commission agreed. Architect Michael Pyatok suggested that staff consult with an expert on family friendly housing at the US Department of Housing and Urban Development (HUD), and the Commission continued the item to allow time for such consultation. The guidelines will be brought back to the Commission, reflecting input from the HUD expert, in the next several months, and, following Commission approval, will be forwarded to the City Council for adoption.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

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

COMMUNITY PRESERVATION COMMITTEE

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

TRANSPORTATION COMMITTEE

At its June 25 meeting, the Transportation Committee recommended approval of a blue (disabled access) curb for a space in front of 3629 Adeline Street and discussed the perceived hazards on 40th Street between San Pablo Avenue and Adeline Street.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its regular meeting on June 3, the Bicycle/Pedestrian Advisory Subcommittee gave comments on the Emeryville Center of Community Life (ECCL) and Shell gas station development projects and heard updates on various meetings, webinars, and Bike to Work Day.

At a special meeting on June 25, the BPAC held a tour of the ECCL campus, focusing on the western edge of the campus where the General Plan calls for a pedestrian and bicycle path. In addition to committee members, staff, and citizens, the meeting was attended by Planning Commissioner John Scheuerman, Councilmembers Jennifer West and Nora Davis, School Board members Josh Simon and Miguel Dwin, and School Superintendent Dr. Debbra Lindo. Discussion focused on the pros and cons of such a path, and the physical constraints to its construction.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At its June 5 meeting, the committee discussed a Broadband Action Plan, including a Telecommunications Survey, and priorities for implementing the City's Economic Development Strategy. The latter included a discussion of the planning and building permitting processes and ways to make them more business-friendly. A full presentation on these processes was scheduled for the Committee's August meeting.

PARKS AND RECREATION ADVISORY COMMITTEE

At a special meeting on June 5, the committee took a bus tour of City parks, including Anna Yates Field, Horton Landing Park, Stanford Avenue Park, the Community Organic Garden, Doyle-Hollis Park and 61st Street Mini Park, Emeryville Greenway and Bocce Ball Court, Christie Avenue Park, Point Emery, Shorebird Park, Emeryville Marina Park, and Eastshore State Park. Temescal Creek Park could not be visited because it is closed for construction of a new tot-lot.

At its regular meeting on June 19, the committee discussed dog license off-leash areas, park impact fees, grants and other programs of the Community Service Department administrative staff, a report on the School District's Community Task Force, and the Committee's meeting schedule. A discussion of the June 5 park tour was deferred to the next committee meeting.

COMMUNITY EVENTS COMMITTEE

At its June 12 meeting the committee approved two company parties at Doyle-Hollis Park on July 11 and July 23, and a wedding at the Marina on October 6.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on June 12 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, and Police departments and the City Attorney's Office discussing the following issues:

Emeryville Center of Community Life. The Committee reviewed the latest plans for ECCL, which is scheduled for consideration at the July 25 Planning Commission meeting, and discussed potential conditions of approval. Issues discussed included sidewalk layout and widths, parking, stormwater treatment including a bioswale or "faux creek" treatment along the 53rd Street Greenway, squaring-off of the intersection of 53rd Street and San Pablo Avenue, public art, contribution to the Emery Go-Round, street trees to be removed along 47th Street, signs, public improvements, the pedestrian/bicycle path along the west property line called for by the General Plan, bicycle parking, the length of the approval (one year), aspects of the project devoted to community use, the project's overall appearance, and the Memorandum of Understanding (MOU) being developed between the School District and the City. It was noted that, since building permits for the project will be issued by the Division of the State Architect rather than the City's Building Division, we will need to modify the way plan check is done in terms of implementing conditions of approval that must be satisfied prior to issuance of a building permit. The MOU stipulates that the City must approve the construction plans before they are submitted to DSA, and it was agreed that this review would provide the opportunity to ensure implementation of the conditions of approval.

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. As “lead agency” under the California Environmental Quality Act (CEQA), the Emery Unified School District has prepared a draft Initial Study/Mitigated Negative Declaration (IS/MND), which was published for the required 30-day public comment period on June 11, with comments due by July 11. The School Board is scheduled to certify the IS/MND at a special meeting on July 15. Staff received a formal application and plans for the project on May 10 and is currently in the process of review. As noted above, the project was reviewed by the Development Coordinating Committee on June 12, and at the Bicycle/Pedestrian Advisory Subcommittee (BPAC) on June 3, and a special BPAC meeting was held on the site on June 25. The BPAC will make its formal recommendations at its July 1 meeting. The project will 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 July; 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.

Shell Gas Station Reconstruction. This 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. As noted above, the project was reviewed by the BPAC on June 3 and was approved by the Planning Commission on June 27.

Escuela Bilingüe Internacional Pedestrian Path. Design and construction a mid-block pedestrian path connecting 45th and 47th 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 General Plan and Pedestrian and Bicycle Plan, 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 approved by the City Council on September 4, 2012 and issued on September 27, 2012; nine proposals were received. On May 7 Senior Planner Miroo Desai participated in a panel to review the proposals. The Housing Committee reviewed the proposals on June 25, and recommended a “short list” of four proposals for further review and analysis. This recommendation will be presented to the City Council on July 16. The Housing Committee requested that the final short list proposals be presented to the community for its input before the Housing Committee meets to review and recommend a developer. The community meeting is tentatively scheduled for August 15. 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; to date it has not been returned. In light of this lengthy delay, a new letter will be prepared for the signature of the new City Manager.

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 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 applying for 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 soon, 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. The applicant submitted a building permit application for the project on March 20, and Planning Division staff provided comments on May 3. A second plan check submittal was received on June 11 and is currently under review.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. This project consists of a 165-foot tower with about 248,300 gross square feet of office/lab space next to the Amtrak Station with bus bays adjacent to the rail platform on the ground floor, and a seven-level 675-stall parking garage at 62nd and Horton Streets. It 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 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued in March 2012 and the project is under construction. On June 11, staff attended a "good neighbor" meeting organized by one of the neighbors to discuss her concerns about the project. The neighbors agreed to support a request by the applicant for construction work on Saturdays, which is scheduled for City Council consideration on July 16.

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. A second meeting was held with Main Street on June 10 to discuss parking for the retail space.

64th and Christie Residential Building. The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A demolition permit for the existing buildings on the site was issued on April 27, 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 signed off the building permit on June 28; 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 47th Street was approved by the Planning Commission on September 27, 2007. After several extensions of the planning approvals, the building permit application was received on April 4, 2011, was approved on August 26, 2011, and was issued on May 9, 2012 when fees were paid. The project is now under construction 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 59th 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 40th 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 the Watergate Office Towers). The building footprint is 55% in Berkeley, 44% in Oakland, and 1% in Emeryville, and is immediately adjacent to the Greenway segment between 67th 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. A follow-up meeting to discuss project design is scheduled for August 7. 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 property off the market. Meanwhile, staff continues to field calls from potential buyers, so it is unclear whether the property will be developed or taken off the market.

Western Institute for Social Research (WISR). This proposal is for a small adult college to use the existing retail space in Vue 46 at the corner of Adeline and 46th Streets. The college would hold classes in the evenings and would run a café during the day. No food production would take place on site. The college is moving from a smaller space on Market Street in Berkeley where it has operated for the past 30 years. Under the conditions of approval for the Vue 46 project from 2000, anything other than a retail or café use of this space requires Planning Commission approval. The proposal will be reviewed by the Development Coordinating Committee on July 10 and considered for approval by the Planning Commission on July 25.

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 requested additional materials and on June 25 received an application for a minor conditional use permit, which is required for preservation and remodeling of a residential structure (pending).

Heritage Square Entry, 6121 Hollis Street. A minor design review permit for a new entryway, trellis, window and new doorway at the above address was approved on June 10.

Signs

Bayside Park Signs, 1440 40th Street. A minor sign permit for a new projecting sign above the second floor at the corner of 40th and Horton Streets at the above address was approved on June 4.

Watergate Community Signage, 8 Captain Drive. A minor sign permit for new signage throughout the Watergate Community, including 26 address signs, four new monument identity signs, one Sales, Leasing, WCA Offices, Clipper Club and Anchor Club sign each at the above address was approved on June 11. Most of these signs are replacements of existing signs.

Ex'pressions College Signs, 6601 Shellmound Street. A minor sign permit for two new wall signs at the above address was approved on June 12.

KYU Express Signs, 6485 Hollis Street. A minor sign permit for a new wall sign at the above address was submitted on June 28 (pending).

ADVANCED PLANNING PROJECTS

Housing Element. Staff met with Economic Development and Housing staff on June 28 regarding housing production numbers, and began calling residential complex managers to ascertain rents and sale prices.

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. The Technical Advisory Committee (TAC) includes representatives from the cities of Emeryville, Berkeley, and Oakland, and from the Emery Go-Round, AC Transit, BART/Capitol Corridor, ACTC, and MTC. On June 26, the TAC held its second meeting, and the first with CDM Smith, the consultants selected for the project. The committee discussed a questionnaire, existing plans, data sources, and ideas for the study, including coordinating with the Oakland Broadway study, planning for a maintenance yard, and exploring increased service on the Union Pacific railroad tracks. The next Technical Advisory Committee meeting was set for September 4. The webpage received a short URL, <http://emeryville.org/ebots>. A summary and downloads of related plans and reports can be found at the webpage. The scope of work for the project 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.

Design Guidelines - Family Friendly Housing. Staff notified housing developers of the Planning Commission hearing on these revisions to the citywide Emeryville Design Guidelines. As stated above, the Planning Commission opened the public hearing on June 27 and continued the item so staff could obtain expert review from HUD.

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. 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.

McLaughlin 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. On May 7, the City Council reviewed and commented on the draft Plan Bay Area, and staff conveyed these comments to the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). All comments received were posted at <http://www.onebayarea.org>. Committees of MTC and ABAG met to consider revisions on June 14, and the ABAG Executive Board considered the revisions on June 20. An adoption hearing is scheduled for July 18 at a joint meeting of the Executive Boards of MTC and ABAG.

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, including Emeryville, to study effects and adaptation to sea level rise in the East Bay corridor between Emeryville and Hayward. The group did not meet in June.

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 has now met four times, including a bus tour of potentially significant structures on April 29. At its most recent meeting on June 5, the group agreed that the ordinance should define significant structures by using a map, list, and text explaining why each structure is significant. They also agreed that incentives for preservation should include a building permit discount for work that preserves a significant structure, and the ability for the owner of a significant structure to sell development rights to a developer who wants to use them for bonus points on another site. The group agreed to meet on July 24 to review the draft ordinance.

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 the Planning Commission held a study session on May 23. For this year's annual retreat, the Commission decided to hold a night-time tour of signs to observe lighting levels.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the twelfth and final month of fiscal year 2012-2013 for building permit and inspection activity. Also included are the fiscal year 2011-2012 building permit and inspection activity tables for comparison. The month of June 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 June, a total of 51 permits have been issued, based on a total valuation of over \$3.1 million and generating over \$78,000 in fees. The totals for fiscal year 2013-2014 are as follows; construction valuation and fees have approximately doubled over the previous fiscal year 2011-2012:

	<u>FY 2012-2013</u>	<u>FY 2011-2012</u>
Permits:	735	707
Valuation:	\$135,535,000	\$64,264,000
Fees:	\$5,021,693	\$2,860,000
Inspections	5,907	4,791

During June, 1,228 inspections have been conducted, which is almost double the amount of inspections from last month and the most of any single month in over 10 years. The increase of inspection activity is due mainly to the five residential projects that are currently under construction: Ambassador Housing, Bakery Lofts Phase IV, Ocean Avenue Townhomes, Parkside Apartments, and 64th and Christie, which are 15-65% complete. Under these percentages construction activity is almost at its peak in various phases with sub-trades occurring at the same time for the respective large projects. Field inspection totals of 698 (57%) were related to major projects and 530 (43%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

Major Projects

The Ambassador Housing 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 the 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 Townhomes. 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 year 2013-2014 including City Storage, EmeryStation 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 June 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 June included:

- **Children's Hospital** – 2100 Powell, 4th floor; tenant improvements.
- **64th and Christie Residential Project** – 6350 Christie Avenue; foundation, garage construction.
- **3 Admiral Drive** – Deck repair.
- **Web Marketing 123** – 1250 53rd Street, Suite 4; tenant improvements.
- **5699 Bay Street** – Building D; warm shell, new storefront, HVAC.
- **Bayer** – 5650 Hollis Street; tenant improvements.
- **Wells Fargo** – 5801 Christie Avenue; install illuminated wall signs.
- **Uniqlo** – 5606 Bay Street, Building A; tenant improvements and storefront
- **1054 45th Street** – Electrical service upgrade.
- **1 Captain Drive #152D** – Bathroom remodel.
- **Heritage Square** – 5915 Hollis Street; voluntary structural upgrade, window replacement.
- **Bayer Building Z** – 5650 Hollis Street; restriping parking lot.
- **1219 54th Street** – Water heater relocation and installation.
- **Bridgewater Apartments Building 3** – 6400 Christie Avenue, 29 units remodel.
- **Bridgecourt Apartments** – 1331 40th Street, demolition, remedial.
- **5855 Horton Street Garage** – Installation 10 electric vehicle charging stations.
- **6475 Christie Avenue** – Private sewer lateral replacements (2 total).

- **1046 48th Street** – Private sewer lateral replacement.
- **1278 41st Street** – Private sewer lateral replacement.
- **6455 Christie Avenue** – Private sewer lateral replacement.
- **6425 Christie Avenue** – Private sewer lateral replacement.
- **1074 48th Street** – Private sewer lateral replacement.
- **5650 Hollis Street** – Private sewer lateral replacement.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **Andante (four buildings)** – 1121 40th Street; construction defect repairs.
- **Liquid Sugar Building A** – 1245–1283 66th Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.
- **Parkside Apartments (formerly Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live-work units), 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.

Construction Meetings

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

Ambassador Housing – 36th and Peralta Streets.

Escuela Bilingüe, Phase 2A and 2B – 4550 San Pablo Avenue; continued private school improvements K-8th grades.

EmeryStation Greenway – 5800 Hollis Street; 91,000 square foot laboratory building.

Marketplace Redevelopment Phase 1 – 64th Street and Christie Avenue; 193 residential rental units in five-story building.

Bakery Lofts IV – 53rd 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:

Bridgecourt Apartments – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.

Andante – 3996 San Pablo Avenue; construction defect repairs.

EmeryStation Greenway – 5800 Hollis Street; 91,000 square foot laboratory building (“substantial completion letter” issued September 7, 2012).

Parkside Apartments – Powell/Hollis/Doyle/Stanford; demolition, grading, shoring, bracing of existing brick wall, 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 – 64th 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 June:

- 19 sub permit types (final)

Fast Track Plan Check

The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In June, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 12 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 19 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 185 counter contacts and 140 telephone queries in June.

Field Inspections

The Building Division continues to observe an increase in the amount of inspection requests for June compared with the first half of the fiscal year, which appears to be a sign of an improving economy. Field inspection staff performed 1,228 inspections in June, which is four times the July-December monthly average, and more than any previous month in over 10 years. Requests for this month average 447 field inspections per month by the Building Division’s building inspectors (one City staff and 1.75 WC³ staff) or 22 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 64th 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 June:

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

Daily Staff Discussions and Coordination

The Building Division staff continues to have monthly meetings and 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 and developers, and plan check coordination. Finally, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On June 21, the Planning and Building Director attended a meeting of the Planning Directors of Alameda County in Hayward, hosted by the City of Albany. The directors discussed SB371, a bill that would modify the California Environmental Quality Act by calling for the creation of state significance thresholds for parking, transportation, and noise and eliminating aesthetics as a CEQA issue. Information was also shared about planning issues in the various cities in the county. The next meeting was scheduled for August 16, to be hosted by the City of Dublin.

APBP Webinar: Bikeway Design in Context. On June 5, Assistant Planner Arly Cassidy attended the second of a three part webinar series on Urban Bikeway Design by the National Association of City Transportation Officials (NACTO), hosted by the Alameda County Transportation Commission (ACTC), and sponsored by the Association of Pedestrian and Bicycle Professionals (APBP). This webinar focused on designing each bikeway for the specific roadway and its needs, as well as the predicted types of users.

West Oakland Specific Plan: Equitable Economic Development Chapter. On June 16, Assistant Planner Arly Cassidy attended a West Oakland Specific Plan Steering Committee meeting, where a draft of the Equitable Economic Development chapter was discussed. Steering Committee members had numerous comments for Oakland staff. The next meeting will be in late summer to give staff time to incorporate all of the comments into the draft plan.

California Building Standards Commission (CBSC) Update. Senate Bill 407, Water Fixture Replacement, codified in California Civil Code Section 1102.155, states that all commercial and residential structures built prior to 1994 must replace their shower heads and high-usage toilets with more water-efficient equipment, effective January 1, 2010. For the past several years the Building Division has verified compliance through the plan review process and field inspection

for listed low flow shower heads and toilets. The law also requires that local building departments inspect the water fixtures before issuing any permits, and that all plumbing fixtures in a dwelling built prior to 1994 be retrofitted with water saving plumbing fixtures upon issuance of any building permit even if unrelated to plumbing, after January 1, 2014. The deadline for compliance with this law is January 1, 2017, with a two-year extension for condominiums and multifamily dwellings. On previous occasions when the State creates these types of mandates, clarification has been necessary as to the actual administration aspects, exemptions, valuation limitations, etc. The provision will be administered beginning the same date as the 2013 California Building Codes, on January 1, 2014.

Blight Abatement, 1075 45th Street. This single-family home, across the street from Anna Yates Elementary School and next to the Oak Walk mini-park, is in foreclosure and appears to have been abandoned by its owner. It has been taken over by squatters and there are weeds and trash in the yards. On June 12, the Planning and Building Director, Chief Building Official, and Assistant City Attorney met to discuss the required legal process for inspection, removal of the squatters, clean-up of the yards, and appraisal of the property. The Chief Building Official is attempting to enlist the assistance of the bank's property management company. As noted above, on June 18 the City Council discussed whether to acquire the house to resell as an affordable unit, and referred the matter to the Housing Committee.

Capital Improvement Program. On June 14, the Planning and Building Director met with the Finance Director and staff, Public Works Director and staff, and Economic Development and Housing Director to discuss the Capital Improvement Program process, which is expected to kick-off in the Fall.

Accepting Credit Cards as Payment for City Permits and Licenses. On June 19, the Planning and Building Director, Chief Building Official, Finance Director, and Economic Development and Housing Director met to discuss the mechanism for the City to be able to take credit cards as payment for planning and building permits and business licenses. The transaction fees, which cannot legally be passed on to the customer, will have to be absorbed by the City and thus will need to be added to the budget. Also, the City would like to avoid collecting private information such as credit card numbers and expiration dates. There are a number of private companies that handle the processing of credit cards for government agencies. The acceptance of credit cards as payment will allow applications to be processed on-line, which is a goal of the Planning and Building Department and the Economic Development strategy. It was agreed to meet again in the near future with the IT Manager to discuss technical issues and the Finance Department's research on credit card processing companies.

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 June 26 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 June 12 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, and building permit fees have now been entered for Fiscal Year 2013-2014.

News and Activity Guide. Staff sent articles on the Emeryville-Berkeley-Oakland Transit Study, the Pedestrian and Bicycle Plan APA award and implementation, bicycling, the Shell Station Rebuild hearing, approval of City Storage, proposal for a mixed use project at the Maz building, and the Emeryville Center of Community Life, for the next City News and Activity Guide.

Internships. Meghan Hade accepted an internship, and will start work on July 8. Meghan grew up in Minnesota, earned a communication arts degree in Wisconsin, and is completing her planning degree at San Jose State. She lives in San Francisco and is a Design Trainee in the San Francisco Recreation and Parks Department.

Office Cleanup Day. On Friday, June 14, the Planning and Building Department held another of its periodic office cleanup days following previous successful efforts. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event.

STATUS OF MAJOR DEVELOPMENT PROJECTS

Major Projects Chart and Table. Attached is a bar chart that illustrates the progress of each major project through the Planning and Building “pipeline”, and an update of the Major Projects table that contains more detail on the status of major development projects currently being processed by the Department.

Our Motto: Plan it! Build it! Do it!

	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	TOTAL
PERMITS ISSUED													
Building Permits	17	17	17	17	22	15	22	15	26	18	22	13	221
Plumb., Elec., Mech.	34	26	47	25	35	33	49	23	38	19	37	20	386
Fire	15	13	7	7	7	12	14	11	14	5	5	18	128
MON. TOTALS	66	56	71	49	64	60	85	49	78	42	64	51	
FISCAL YEARLY TOTAL													735
VALUATION													
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	\$92,140	\$90,515,346
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	\$186,996	\$10,188,920
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	\$2,854,887	\$34,830,959
MON. TOTALS	\$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	\$3,134,023	
FISCAL YEARLY TOTAL													\$135,535,225
FEES COLLECTED													
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	\$15,222.26	\$680,041.63
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	\$149.00	\$5,770.00
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	\$3,044.45	\$136,011.35
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	\$23,816.36	\$1,110,628.71
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	\$11,820.94	\$319,582.77
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	\$605.83	\$31,310.42
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	\$4,508.46	\$231,415.04
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	\$3,582.00	\$193,131.39
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	\$2,857.90	\$180,548.59
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	\$626.50	\$26,680.58
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	\$210.43	\$11,419.77
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	\$6,192.30	\$337,698.27
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	\$1,896.00	\$311,707.99
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	\$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	\$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	\$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	\$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	\$3,901.00	\$88,050.53
MON. TOTALS	\$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	\$78,433.43	
FISCAL YEARLY TOTAL													\$5,021,693.26

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
PERMITS ISSUED													
Building Permits	22	24	24	19	22	12	12	11	14	20	17	22	219
Plumb., Elec., Mech.	36	34	30	35	39	22	23	21	29	35	30	44	378
Fire	11	11	15	18	11	9	5	5	8	7	3	7	110
MON. TOTALS	69	69	69	72	72	43	40	37	51	62	50	73	
FISCAL YEARLY TOTAL												707	
VALUATION													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800	\$8,100	\$375,777	\$389,208	\$18,271,408	\$227,639	\$3,175,101	\$34,750	\$24,406,053
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744	\$88,400	\$63,300	\$605,801	\$206,868	\$202,895	\$103,638	\$3,404,237
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783	\$5,441,422	\$886,688	\$1,488,289	\$2,031,022	\$1,556,321	\$1,230,860	\$1,489,948	\$2,975,218	\$36,453,322
MON. TOTALS	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$5,736,406	\$980,532	\$1,952,466	\$2,483,530	\$20,433,530	\$1,665,367	\$4,867,944	\$3,113,606	
FISCAL YEARLY TOTAL												\$64,263,612	
FEES COLLECTED													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32	\$31,118.03	\$6,814.84	\$8,401.40	\$11,932.06	\$102,062.79	\$8,643.23	\$25,023.38	\$15,566.52	\$325,236.27
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00	\$73.00	\$87.00	\$109.00	\$843.00	\$95.00	\$224.00	\$150.00	\$2,914.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91	\$6,223.60	\$1,362.98	\$1,680.28	\$2,386.41	\$20,412.56	\$1,728.66	\$5,004.68	\$3,113.31	\$65,052.28
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89	\$45,790.62	\$10,768.36	\$13,483.27	\$18,110.47	\$158,918.25	\$13,736.72	\$43,618.63	\$24,628.93	\$502,464.05
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86	\$111,736.22	\$11,512.27	\$4,794.29	\$25,879.99	\$19,944.31	\$59,900.37	\$274,617.93	\$19,513.33	\$897,663.80
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40	\$24,088.74	\$821.33	\$393.86	\$2,341.57	\$951.27	\$347.64	\$50,774.62	\$2,805.69	\$143,677.69
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81	\$9,568.09	\$2,859.28	\$2,630.60	\$3,237.24	\$31,475.15	\$2,292.56	\$8,940.20	\$6,003.49	\$102,945.56
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35	\$5,018.54	\$1,876.81	\$3,579.09	\$2,333.33	\$28,149.89	\$2,615.71	\$6,616.27	\$4,583.18	\$79,891.43
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86	\$3,226.64	\$1,501.13	\$1,669.52	\$2,004.50	\$26,394.11	\$1,409.27	\$5,199.15	\$3,362.13	\$73,550.51
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39	\$1,099.64	\$269.70	\$344.19	\$466.83	\$3,999.73	\$283.99	\$649.64	\$631.51	\$12,227.35
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95	\$133.67	\$181.11	\$1,641.96	\$122.38	\$428.80	\$313.67	\$5,069.53
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59	\$7,975.94	\$897.23	\$686.40	\$1,967.75	\$48,463.03	\$2,827.80	\$10,528.94	\$3,290.08	\$108,546.10
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00	\$6,006.00	\$2,464.00	\$3,080.00	\$308.00	\$1,848.00	\$1,832.00	\$13,572.00	\$8,316.00	\$48,947.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00	\$1,521.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,831.24
Traffic Impact	\$0.00	\$19,241.93	\$7,715.22	\$819.00	\$3,987.54	\$66,136.14	\$0.00	\$0.00	\$742.11	\$15,290.71	\$0.00	\$0.00	\$113,932.65
School	\$0.00	\$0.00	\$1,747.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,123.70	\$2,678.04	\$66,103.00	\$0.00	\$219,651.92
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00	\$15,671.51	\$3,941.79	\$0.00	\$0.00	\$95,001.72	\$0.00	\$0.00	\$4,166.73	\$139,494.40
Other : (PSL, AMMR)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,143.99	\$2,917.00	\$2,574.00	\$2,218.00	\$14,852.99
MON. TOTALS	\$126,313.24	\$202,664.20	\$450,723.59	\$156,486.30	\$272,239.10	\$112,926.05	\$40,963.57	\$71,258.26	\$697,115.57	\$116,721.08	\$513,875.24	\$98,662.57	
FISCAL YEARLY TOTAL												\$2,859,948.77	

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	68%	33	44	38	66	55	45	75	65	95	121	95	198	897	
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	78%	0	1	0	23	15	10	31	46	65	35	30	68	324	
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	90%	5	2	3	10	5	8	12	6	7	12	21	45	136	
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	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	15%	0	2	0	1	0	0	0	0	0	3	30	61	97	
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	25%				5	3	8	27	33	45	56	90	165	432	
64th and CHRISTIE APARTMENTS	\$38,500,000	10-Jan-13	17%					0	0	0	6	44	52	86	161	349	
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231	246	383	250	363	354	290	524	3530	
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	14	19	12	5	8	7	5	8	10	10	7	6	111	
				240	335	224	395	319	331	533	414	629	643	649	1,228		
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																5,907	

Planning and Building Department

Major Development Projects

June 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
3800 San Pablo Mixed Use ("Maz") 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.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	Awaiting FDP application for hotel and retail.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan to be prepared for former Redevelopment site per State law.						
Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study sessions 4/26/12 and 11/19/12. PC public hearing 7/25/13.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13.						
Pixar Warehouse 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.						
Emeryville Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11; valid for two years.						
Fire Station #2 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.						
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved project on appeal on 2/16/10. CC approved 2-year extension on 2/7/12.						
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
City Storage 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			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permit application expired 7/18/12. Applicant intends to pursue project in the future.			CC - 4/17/07			
Pak N Save Upgrade 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			
Marketplace Redevelopment 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			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
Escuela Bilingüe, Phase II 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			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit issued 5/9/12.			CC - 11/20/07			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			

Glossary of Abbreviations:

CBO = Chief Building Official
 CC = City Council
 CEQA = California Environmental Quality Act
 CO = Certificate of Occupancy
 CUP = Conditional Use Permit
 DA = Development Agreement
 DDA = Disposition and Development Agreement
 DEIR = Draft Environmental Impact Report
 DPB = Director of Planning and Building
 DR = Design Review
 EIR = Environmental Impact Report
 EUSD = Emery Unified School District
 FDP = Final Development Plan
 FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
 HQ = Headquarters
 IS/MND = Initial Study/Mitigated Negative Declaration
 MEP = Mechanical, Electrical, and Plumbing
 OPA = Owner Participation Agreement
 PC = Planning Commission
 PD = Police Department
 PDP = Preliminary Development Plan
 PUD = Planned Unit Development
 RA = Redevelopment Agency
 RFP = Request for Proposals
 TCO = Temporary Certificate of Occupancy
 TI = Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 59 th and Horton Streets (“Mound” site north of Amtrak Station), and 62 nd 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
Bay Street – Site A 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. Awaiting application for Final Development Plan for hotel and retail development on unbuilt portion of Site A.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Site plan being developed.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. To be included in Property Management Plan for former Redevelopment Agency property as required by State law.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. 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
June 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>
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.	BRE Properties John Wilde (415) 445-6578
3800 San Pablo Avenue Mixed Use Project (Maz) 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

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Status of Major Development Projects - City of Emeryville
June 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>
RESIDENTIAL AND LIVE-WORK PROJECTS			
<p>Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. 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
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting held September 10, 2009. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received building permit application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension 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
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland approved demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011. Issued Building Permit on May 9, 2012 when fees paid. Project is under construction.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. 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
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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>
Baker Metal Live-Work 1265 65 th 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
Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single-family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Owner still intends to continue the project in the future. Tree removal permit for street tree approved by Planning Commission on September 27, 2012.	Ali Eslami (510) 774-8387
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011.	Seth Krubiner (415) 602-3326

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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>
OFFICE/HIGH TECH PROJECTS			
EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in march 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. 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 st 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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Status of Major Development Projects - City of Emeryville
June 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>
OTHER			
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission 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
Hollis Street Pedestrian Bridge Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Margaret O’Brien Public Works Department (510) 596-4336
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011. Permit approval pending Public Works and ADA sign-offs as of July 7, 2012. Request granted by Chief Building Official to extend building permit application expiration date to March 27, 2013. Issued building permit on March 25, 2013.	Jason Gomes Safeway, Inc. (925) 467-3000
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Community workshops ongoing. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission public hearing scheduled for July 25, 2013.	Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770

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HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012.	Craig Payne Pixar Animation Studios (510) 922-3090
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; 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>Emeryville Center for the Arts 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>Shell Gas Station Rebuild 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 approved June 27, 2013.</p>	<p>Muthana Ibrahim M I Architects, Inc. (925) 287-1174</p>