



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: August 1, 2013

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – JULY 2013**

HIGHLIGHTS OF THE MONTH

Following a 30-day public review and comment period, the Emery Unified School District certified the Initial Study/Mitigated Negative Declaration (IS/MND) for the Emeryville Center of Community Life on July 15. The Planning Commission held a public hearing on July 25, approved the IS/MND, and continued the item to their next meeting on August 22 with direction to the applicant to redesign the 53rd Street Greenway treatment and “Community Commons”, and to provide further information about the pedestrian-bicycle path called for by the General Plan.

The City Council reappointed Planning Commissioner Vanessa Kuemmerle and appointed new Commissioners Steven Keller and Brad Gunkel to replace Commissioners John Scheuerman and Steven Steinberg, who did not seek reappointment. Congratulations to all!

On July 12, the Mayor, City Manager, Planning and Building Director, and Economic Development and Housing Director met with representatives of Peet’s Coffee and Tea, who will be expanding their office space within their existing building to reflect their nationwide growth. Thanks to the flexibility of the new Planning Regulations, this expansion will be able to meet the parking requirements and can be approved administratively. Peet’s is considering including a retail store on Park Avenue as part of this office expansion.

Coordinated efforts by the Building Division, Police Department, and property management company have resulted in the vacating, securing, and clean-up of the abandoned house at 1075 41st Street, which had been taken over by squatters with weeds and trash in the yards, and had been a blight on the community for several years.

With five major residential projects under construction and more on the horizon, development activity continues at a rapid pace. Although slightly lower than last month, the number of inspections conducted in July was still more than any other previous month since 2007.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

July 2, 2013

Planning Commission Appointments. Three Planning Commissioners' terms are expiring this year, and two, John Scheuerman and Steven Steinberg, have indicated that they are not seeking reappointment, while Vanessa Kuemmerle has indicated that she is. Thirteen applications were received for the three positions. The City Council interviewed six of the applicants on July 2 and the other seven on July 16. They then reappointed Commissioner Kuemmerle, and appointed new Commissioners Steven Keller and Brad Gunkel. Commissioners Keller and Gunkel's terms will begin on September 1 and their first meeting will be September 26. Congratulations to all.

Emeryville Center of Community Life. The City Council held a study session on the Master Joint Occupancy Agreement between the City and the Emery Unified School District (EUSD).

July 16, 2013

Emeryville Center of Community Life. The Council approved a sublease agreement between the City and EUSD for the ECCL project. This is based on the sublease from 2002, whereby the City leases the gymnasium, swimming pool, and sports fields from the School District. It will facilitate hazardous materials abatement work and construction of the ECCL project and clarifies the obligations of City and School District during the construction period. The vote was 4-1 with Councilmember Asher voting no.

Ambassador Noise Waiver. The Council considered Resources for Community Development's (RCD) request for a waiver from the Noise Ordinance to allow site and landscaping improvements between 8:30 a.m. and 5:00 p.m. on all Saturdays between July 27 and November 2. The Council approved the noise waiver with modifications to the conditions of approval regarding construction start time (9 a.m. instead of 8:30 a.m.) and to require the applicant to build an 8-foot tall fence along the rear property lines of two adjacent private houses fronting on Adeline Street.

Shellmound/Powell Street Bridge Art Project. The Council approved a Request for Proposals and appropriated \$313,000 from the Public Art Fund to develop a public art concept for the Powell Street overpass and the area under it, to implement the recently-adopted Shellmound Design Guidelines.

3706 San Pablo. The Council approved a short list of developers for an affordable housing project on this former Redevelopment Agency site. As recommended by the Housing Committee, the short list includes EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing. A community meeting is scheduled for Thursday, August 15 at 6:30 p.m. in the Council Chambers. The project will then

go back to the Housing Committee to recommend a developer, and then back to the City Council to approve the developer selection.

PLANNING COMMISSION

The Planning Commission considered the following items at its July 25 meeting:

Western Institute for Social Research Use at Vue 46. The Commission unanimously approved a Zoning Compliance Review for a Colleges and Trade Schools use in the ground floor of the Vue 46 residential development, pursuant to the Conditions of Approval of the project. The use would occupy the storefront at 1001 46th Street, Unit A, and would include an Internet Café that would be open to the public midday Monday through Friday.

Emeryville Center of Community Life. The Commission held a public hearing on a conditional use permit, design review and tree removal permit to redevelop the Emery Secondary School site to accommodate a 129,805 square foot multi-story, multi-use facility on a site of about 7.6 acres on the block bounded by San Pablo Avenue on the east, 47th Street on the south, 53rd Street on the north, and Emery Bay Village on the west. The proposal will co-locate the elementary and secondary schools and accommodate the City's community services and recreation programs. The proposal also includes a conditional use permit for height over 30 feet and a tree removal permit to remove 20 existing street trees along 47th street. The Commission approved the Initial Study/Negative Declaration (IS/MND) for the project, closed the public hearing, and continued the item to the August 22 meeting to allow time for the applicant to redesign the 53rd Street treatment and "Community Commons" and to provide further information about the bicycle and pedestrian path along the western property line that is called for in the General Plan.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

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

COMMUNITY PRESERVATION COMMITTEE

The committee met on July 24. They discussed the graffiti abatement program with representatives from Peralta Services Corporation, the City's contractor for graffiti removal; heard an update on implementation of the CodeTRAK module of TRAKiT, the City's permit tracking system; discussed public awareness efforts about the waste management program, including the requirement that trash and recycling bins be removed from the street within 24 hours of placement; and reviewed the key properties list, including recent successful security and clean-up efforts at 1075 41st Street, an abandoned house that is in pre-foreclosure and that had been taken over by squatters.

TRANSPORTATION COMMITTEE

At its July 27 meeting, the Transportation Committee again discussed the perceived pedestrian hazards on 40th Street between San Pablo Avenue and Adeline Street, and learned from the City Attorney that the City is not open to increased liability by not taking action on this

perceived hazard. The Committee considered bike boxes and other pedestrian and bicycle improvements at the San Pablo Avenue and 40th Street intersection and directed staff to continue with the 90% drawings and bring an update to the City Council in the future. A discussion of taxi permits and stands was continued to the September meeting.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its July 1 meeting, the Bicycle/Pedestrian Advisory Subcommittee discussed walkability and planned to review the Citywide Design Guidelines at its August meeting. The Committee reviewed the Emeryville Center of Community Life project for the second time and voted on the number of bicycle parking spaces that it should have, and that the track and pool deck should be built in Phase 1 to accommodate a future bicycle and pedestrian path; they also commented on auto parking on 53rd Street and on the treatment of Green Streets and Pedestrian Priority Zones. BPAC members also discussed bicycle parking at the 39th and Adeline, and Maz projects and asked to see future plans for 39th and Adeline. Last, the committee heard an update on the Safe Routes to Transit improvements to the San Pablo Avenue intersections with 40th and Adeline Streets and asked staff to advocate for better bike options.

PARKS AND RECREATION ADVISORY COMMITTEE

At its July 17 meeting, the committee voted to ask the City Council on September 3 to reconsider riprap at Point Emery, agreed to draft an off-leash dog area permit ordinance, agreed to give a list of repairs needed in the parks to the Public Works Director and the Public Works Committee, and agreed to review the Joint Occupancy Agreement for the Emeryville Center of Community Life in September.

COMMUNITY EVENTS COMMITTEE

At its July 17 meeting the committee approved six applications, including a company picnic at Doyle Hollis Park on July 31; National Night Out in various locations on August 6; a company picnic at the Marina on August 16; Movie Night in Doyle Hollis Park on September 13, 19 and 27; and two weddings at the Marina on May 25 and June 28.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on July 10 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, and Fire departments, the City Attorney's Office, and the City Manager discussing the following issues:

Significant Structures. The Committee reviewed ideas from the staff-advisory working group and asked several questions. Regarding bonus points for buying development rights to off-site significant structures, the committee asked how much development potential those properties have and how bonus points could be made proportional to preservation. Regarding a discount on planning and building fees for preservation and reuse of significant structures, the

committee asked how much that would cost and how the cost could be reduced. Regarding a smaller list of significant structures, the committee said the structures not recommended should be shown to the City Council as well. Regarding listing significant features, the DCC members said the ordinance needs to make it clear what features need to be kept to reuse structures without City Council demolition approval.

Western Institute of Social Research (WISR) in Vue 46 Retail Space. DCC members reviewed the Zoning Compliance Review application for a Colleges and Trade Schools and café use in the commercial unit at Vue 46 and commented that a grease trap may be required for the sink, and that they would need to use the existing trash collection bins.

3800 San Pablo Avenue Mixed Use Project (Maz Building). DCC members reviewed their previous comments from the February 13 meeting as well as the Planning Commission's comments from the February 28 study session to assess how the latest submittal responds to those comments, and they also had additional comments. The Fire and Building Division staff commented that an additional meeting with the applicant was needed to discuss various code issues related to the building height and fire access on the upper floors. It was noted that the applicant needed to provide justification for providing less than the required residential parking and more than the required commercial parking. The proposal needed to provide bicycle parking in lockers as well as comply with the loading requirements. It was noted that the proposal did not include stormwater plans or provide information that showed the project's compliance with open space, landscaping and water use requirements. The plans also did not include floor plans for larger units. The project is tentatively scheduled for a Planning Commission public hearing on August 22 if all of these issues can be addressed in time.

KYU Express Sidewalk Café, 6485 Hollis Street. The DCC reviewed a proposed sidewalk café in front of a ground floor retail space in the Courtyards at 65th Street, and determined that the outdoor seating would actually be on the private portion of the sidewalk, behind the property line. Since it is not technically in the public right-of-way, a sidewalk café permit is not required, but minor design review is required. The applicant will be so advised.

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 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 certified the IS/MND at a special meeting on July 15. As noted above, the Bicycle/Pedestrian Advisory Subcommittee (BPAC) made its recommendations at its July 1

meeting, and the project was considered by the Planning Commission at its July 25 meeting. The Commission continued the item to their August 22 meeting, and directed the designers to come back with improved designs for the 53rd Street Greenway and “Community Commons”, and further information about the bicycle and pedestrian path along the western property line that is called for in the General Plan.

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 105-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 refined the design based on the community and Planning Commission input, and a formal application was submitted on July 10. As noted above, the Development Coordinating Committee reviewed these plans at its July 10 meeting. The DCC comments were conveyed to the applicant, meetings were subsequently held with the applicant on July 15 to discuss the processing timeline, and on July 19 to discuss stormwater treatment requirements, and revised plans were received on July 23. 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. The project is tentatively scheduled for consideration by the Planning Commission at the August 22nd meeting.

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. The Housing Committee reviewed the proposals on June 25, and recommended a “short list” of four proposals for further review and analysis. As noted above, this recommendation was presented to and accepted by the City Council on July 16. A community meeting is scheduled for August 15; the project will then go back to the Housing Committee to recommend a developer, and then back to the City Council to approve the developer selection. 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 was signed by the City Manager of Emeryville and 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 are expected to report on the project status at the Park Avenue District Advisory Committee meeting on August 14. Because the site is over five acres, it will require approval of a Planned Unit Development by the City Council. The project review and approval process will include community meetings as well as study sessions and public hearings before the Planning Commission and City Council. Environmental review under the California Environmental Quality Act (CEQA) will also be required. This will presumably be an Initial Study/Mitigated Negative Declaration (IS/MND) that will “tier off” the Environmental Impact Report (EIR) previously prepared for the General Plan.

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. The City has recently had informal discussions with Madison Marquette about a hotel proposal, and anticipates an application in the near future. “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. 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, which Planning Division staff approved on July 23. A building permit will be issued once all departments have signed off and all fees have been paid.

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. A Development Agreement is being prepared to lock in the planning approvals for an additional five years. This is scheduled to be considered by the Planning Commission on August 22 and by the City Council on October 1.

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 will expire on September 22, 2013. Given the loss of funding due to the demise of the Redevelopment Agency, it is not anticipated that the planning entitlements will be extended.

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, as noted above, was approved by the City Council on July 16 with the condition that the applicant build an 8-foot fence along the rear property line of the two adjacent houses on Adeline Street.

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. Construction is proceeding, with the basement parking garage of Building A (the western building) and the superstructure of Building B (the eastern building) well underway. 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 submitted on July 5, 2012. However, on December 4 the City Council directed that the park be redesigned to keep the existing trees in place on the western half of the block adjacent to Stanford Avenue, with the difference in cost from the originally approved design to be paid by the City.

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 and approved by the Planning Division on June 28, following several rounds of review. The permit will be issued when all departments have signed off. Demolition is now complete and the foundation and 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 and construction is underway.

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 include 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 12. 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. As noted above, the proposal was reviewed by the Development Coordinating Committee on July 10 and was approved by the Planning Commission on July 25.

Civic Ventures. On July 18, the Planning and Building Director and Economic Development and Housing Director met with Civic Ventures, who specialize in ownership housing, to discuss development opportunities in Emeryville. A number of sites and projects were discussed, although no immediate opportunities were identified at this time.

Peet's Office Expansion. The Mayor, City Manager, Planning and Building Director, and Economic Development and Housing Director met with representatives of Peet's Coffee and Tea on July 12 to discuss their desire to expand their office space within their existing building on Park Avenue. This will mean displacing some interior parking. However, under the new Planning Regulations, the parking requirements have been reduced so there should still be sufficient parking on the site to meet the requirements for the expanded office space. The Peet's representatives indicated that they would consider opening a retail store on Park Avenue as part of the office expansion project.

ADMINISTRATIVE CASES AND ACTIVITIES

Minor Conditional Use Permits

Forbes Renovation, 1034 48th Street. A minor conditional use permit and design review permit to renovate a single family home at the above address was approved on July 1.

Design Review

Pixar Energy Servers, 1200 Park Avenue. A minor design review permit to install four new fuel cell energy servers on the north side of the Pixar campus was approved on July 23.

EMTA Bus Yard Office Trailer, 1300 67th Street. A minor design review permit for a new office trailer at the Emery Go-Round bus yard was approved on July 23.

KYU Express Outdoor Seating, 6485 Hollis Street. A minor design review permit for a new outdoor seating area along Hollis Street at the above address was approved on July 30. This application was submitted as a sidewalk café permit, but it was subsequently realized that the seating will be on private property and so is instead subject to design review.

Signs

KYU Express Signs, 6485 Hollis Street. A minor sign permit for a new wall sign at the above address was approved on July 17.

Regus Illuminated Tenant Sign, 1900 Powell Street. Zoning compliance review for a new blade sign on the first floor of the above address was submitted on July 29 (pending). The sign will be reviewed for conformance to The Towers Master Sign Program.

So Real Factory Signs, 4245 Halleck Street. A minor sign permit for two new wall signs at the above address was submitted on July 31 (pending).

ADVANCED PLANNING PROJECTS

Housing Element. Staff compared rent survey results with those in a study for the housing linkage fee nexus study; the two were found to be consistent and the nexus study information will be useful in the Housing Element.

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. In July, staff gathered data from TAC members for the consultant, and scheduled the remaining TAC meetings. A summary and downloads of related plans and reports can be found at the project webpage, <http://emeryville.org/ebots>. 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. The Planning Commission opened the public hearing on June 27 and continued the item. In July, staff sent the draft guidelines to an expert at the U.S. Department of Housing and Urban Development, who is seeking permission to meet with us from the Assistant Secretary in Washington.

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, and we are waiting to hear whether we will be 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. The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) adopted Plan Bay Area (the region's Sustainable Communities Strategy and Regional Transportation Plan) on July 18, and sent responses to comments on July 24. Staff wrote an information memorandum for the City Council summarizing the response to Emeryville's comments and the aspects of Plan Bay Area that are most relevant to the City. The draft plan and changes recommended by MTC and ABAG staff are posted at <http://www.onebayarea.org>.

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. Two pilot project products have now been published. One is a Subregional Adaptation Responses Report, which suggests that cities play a role in preparing adaptation responses for communities, transportation assets, utilities and shorelines. The other is an Adapting Governance paper recommending planning for uncertainty, coping with complexity and confronting resource constraints, by forming institutional arrangements such as informal networks, resolutions, memoranda of understanding, contracts, joint powers authorities, special districts and regional authorities. These reports are at <http://www.adaptingtorisingtides.org/>.

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. As noted above, these proposals were reviewed by the Development Coordinating Committee on July 10. Staff then researched, calculated, photographed, listed and drafted responses to questions raised by the DCC.

Park Avenue District Advisory Committee. Staff mailed a vacancy notice to district businesses, and reviewed a flyer for a National Night Out event on Park Avenue Plaza.

Information for Emery Go-Round. Staff provided information to the Property-based Business Improvement District (PBID) consultant about new residential rental projects; the owners of rental apartment complexes are members of the PBID.

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.

Parks and Recreation Strategic Plan. On July 25, representatives from the Planning Division and Community Services Department met with MIG, the consultants who prepared the Parks and Recreation Strategic Plan in 2009-2011, to review the status of its implementation. It was agreed that the consultants should attend a meeting of the Parks and Recreation Advisory Committee to familiarize the committee with the process by which the plan was developed and discuss its implementation.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the first month of fiscal year 2013-2014 for building permit and inspection activity. The month of July continues to indicate a steady increase of development activity for building permits and inspections compared to the unstable volatile economy experienced for the last several fiscal years. For July, a total of 58 permits have been issued, based on a total valuation of \$6.2 million and generating almost \$240,000 in fees.

During the same period, 1,096 inspections have been conducted, slightly below last month's all-time high, but still more than any other single month since April 2007. The continued volume 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 700 (64%) were related to major projects and 396 (36%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement administrative/inspection duties.

Major Projects

The Ambassador 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 (building envelope and deck remediation); the Courtyards at 65th (construction defects); Andante mechanical chases (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope and deck remediation); Pak N Save Upgrade; and Public Market site improvements. The Building Division anticipates new development projects in fiscal year 2013-2014 including City Storage, EmeryStation West/Transit Center, 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 preponderance of the questionnaires received indicating stellar overall customer service as identified in Department’s mission statement. For the month of July 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 July included:

- **4119 Adeline Street** – reroof.
- **64th and Christie** – 6350 Christie Street; foundation, garage construction.
- **Ciao** – 1900 Powell Street, 7th floor #750; Demolition, work without permits.
- **DB Shoes** – 5777 Christie Avenue; reroof overlay.
- **Title Nine** – 6201 Doyle Street; exterior trellis.
- **Art.com** – 2100 Powell Street; structural supports for existing sign.
- **Bullseye Glass** – 4514 Hollis Street; install blade sign.
- **Bridgework Apartments** – 1221 40th Street, B2-E; exterior remedial construction.
- **Bridgework Apartments** – 1231 40th Street, B2-W; exterior remedial construction.
- **Bridgework Apartments** – 1321 40th Street, B1-E; exterior remedial construction.
- **Bridgework Apartments** – 1331 40th Street, B1-W; exterior remedial construction.
- **Sutter Care** – 1900 Powell Street, 3rd floor; elevator upgrades.
- **4 Admiral Drive** – kitchen, bathroom remodel.
- **1 Captain Drive** – kitchen remodel, sub-panel upgrade.
- **5540 Beaudry Street** – bathroom remodel.
- **Heritage Square** – 6121 Hollis Street; exterior façade upgrade, trellis.
- **Victoria's Secret** – 5672 Bay Street; storefront tenant improvements, shelving.
- **Alex and Ani** – 5619 Bay Street; tenant improvements.
- **PCHA Pediatrics** – 6121 Hollis Street; tenant improvements.
- **Doyle Ohashi Design Studio** – 5895 Doyle Street; tenant improvements, store front.
- **Vue 46** – 1001 46th Street; electrical service for EV charging.
- **6121 Hollis Street** - Private sewer lateral replacements.
- **5864 Beaudry Street** – Private sewer lateral replacement.
- **1074 48th Street** – Private sewer lateral replacement.
- **1300 64th Street** – Private sewer lateral replacement.
- **3889 San Pablo Avenue** – Private sewer lateral replacement (3 laterals).
- **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.
- **Elevation 22** – Loop 22 and Powell 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 July 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; residential units, retail.
- **Ambassador Housing** – 36th and Peralta Streets; residential units.
- **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 July:

- 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 July, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 14 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 21 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 220 counter contacts and 140 telephone queries in July.

Field Inspections

The Building Division continues to observe an increase in the amount of inspection requests for July compared with the first half of the fiscal year, which appears to be a sign of an improving economy. Field inspection staff performed 1,096 inspections in July, which is slightly less than the month of June, but still more than any other single month since April 2007. Requests for this month average 400 field inspections per month by the Building Division's building inspectors (one City staff and 1.75 WC³ staff) or 18 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 July:

- 21 graffiti cases, correspondences for abatement purposes.
- 5 code enforcement related cases were abated.
- 5 Building Code related cases (work without permits).
- 7 property maintenance cases.
- 15 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

East Bay Planning and Economic Development Meeting. On July 17, the Planning and Building Director and the Economic Development and Housing Director attended the first ever joint meeting of Planning Directors and Economic Development Directors of Alameda and Contra Costa counties. The meeting was sponsored by the East Bay Economic Development Alliance (EDA), and was held in the Alameda County Education and Training Center in downtown Oakland. The meeting featured updates on various EDA activities and a panel discussion of real estate brokers on needs and best practices from the broker perspective. EDA sponsors a quarterly meeting of Economic Development Directors, and it was agreed that joint meetings with Planning Directors should also be held periodically in the future.

Complete Streets Policy Workshop. On July 24, Assistant Planner Arly Cassidy attended a workshop about implementing the Complete Streets policy that all cities were required to adopt by January 31 in order to be eligible for One Bay Area Grants, or OBAG. The Alameda County Transportation Commission (ACTC) made a presentation on implementation steps and benefits and answered questions how to get started and balance competing interests on various roadways.

AB32 Scoping Plan Workshop. Associate Planner Diana Keena attended this event, which was presented by the California Air Resources Board (CARB) and hosted by the Bay Area Air Quality Management District in San Francisco on July 30. An open house showcased state, regional and local government agencies and community organizations including Transform, which has Green Trip certifications for transit-oriented multi-family housing. CARB summarized potential goals for 2050 for the 2013 update. These include energy (net zero energy buildings, solar space and water heating); transportation (electricity, hydrogen); waste (no organics to landfills, behavior change, markets for re-made products); water (conservation, reuse); and working lands (urban forests, disadvantaged communities). Attendee comments addressed energy (bring existing housing up to code, address methane leakage and black carbon, require new housing to have solar power); transportation (support car share in affordable housing, allow conversion to express lanes without adding lanes); waste (ban plastic bags, promote food waste digesters, allow food retailers to donate scraps to farms); water (fund recycling); and working lands (fund urban food gardens).

Blight Abatement, 1075 41st Street (Update). This single-family home, across the street from Anna Yates Elementary School and next to the Oak Walk mini-park, is in pre-foreclosure and appears to have been abandoned by its owner. It had been taken over by squatters and there were weeds and trash in the yards. On June 12, the Planning and Building Director, Chief Building Official, and Assistant City Attorney met to discuss inspection request notification, the required legal process for inspection, removal of the squatters, clean-up of the yards, and appraisal of the property. The Chief Building Official attempted to enlist the assistance of the bank's property management company. A letter was sent to the property owner, bank, trustee

and property management agency requesting to inspect the property for blight, weeds and nuisance as identified by the Emeryville Municipal Code. The inspection occurred on June 6. As a result of the inspection, on June 25 a Notice of Violation was sent to the respective interested parties identifying substandard property maintenance conditions with compliance and a re-inspection date set for July 17. In the interim the Chief Building Official was able to contact the property management agency to establish a date for exterior property compliance on July 18. The Emeryville Building Division and Police Department provided staff support for the property maintenance effort and to oversee the process. Previous sightings of squatters occupying the building were verified and they were questioned by the Police Department. As a result, the building was ordered to be vacated. Subsequently Building Division staff verified the building as substandard based on the provisions of the International Property Maintenance Code. These provisions identified the building's current substandard conditions as violations and enforcement obligations of the City, which included vacating, posting ("red tags") and securing the building. The property maintenance agency completed the exterior property cleanup on July 23 and will continue to monitor the property and maintain as necessary.

Economic Development Project Meeting. On July 16 the Planning and Building Director attended a meeting with the Economic Development and Housing Director, Public Works Director, City Attorney, and City Manager to review the status of various economic development projects and programs. Although these monthly meetings were suspended following the demise of Redevelopment, it has now been decided that there is still sufficient economic development activity to warrant their reinstatement.

Capital Improvement Program. Staff from various departments, including Planning and Building, met on July 16 to discuss the Capital Improvement Program process, which is expected to kick-off in the Fall.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on July 18, where Strategic Growth Council grants for implementing Sustainable Communities Strategies were discussed; more information will be available next month.

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 July 24 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 almost three 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 July 11 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 has begun entering building permit data for projects that received planning approvals prior to TRAKIT

startup, and will be helping with implementation of “e-TRAKiT”, the system’s public on-line version.

Luncheon to Honor Mike Biddle. The Planning and Building Director, along with other department heads and managers, treated City Attorney Mike Biddle to lunch at the Doyle Street Café on July 12 in appreciation for his great job filling in as Interim City Manager for the last several months, and his Herculean efforts to save as much of the City’s former Redevelopment Agency funding as possible from the State’s “grab” for projects that will benefit the Emeryville community.

Tour of Emeryville for New City Manager. On July 31, the Planning and Building Director, Chief Building Official, and Economic Development and Housing Director gave a tour of Emeryville to the new City Manager, focusing on major development projects that are under construction, approved, in the approval process, or anticipated.

Internships. Planning Intern Jeff Ballantine has resigned to take a full-time position preparing environmental documents for an engineering firm that designs water infrastructure projects. Jeff will be remembered for his exemplary work on the new Planning Regulations.

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-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	TOTAL
PERMITS ISSUED													
Building Permits	21												21
Plumb., Elec., Mech.	27												27
Fire	10												10
MON. TOTALS	58	0	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	58
VALUATION													
Residential	\$1,650,528												\$1,650,528
Sub Permits	\$350,497												\$350,497
Commercial	\$4,184,610												\$4,184,610
MON. TOTALS	\$6,185,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$6,185,635
FEES COLLECTED													
General Plan	\$32,264.93												\$32,264.93
Building Standards Admin.	\$285.00												\$285.00
Technology Fee	\$6,452.98												\$6,452.98
Building Permit	\$48,461.14												\$48,461.14
Plan Review	\$53,717.83												\$53,717.83
Energy Review	\$2,483.68												\$2,483.68
Electrical Permit	\$7,350.70												\$7,350.70
Plumbing Permit	\$5,210.06												\$5,210.06
Mechanical Permit	\$4,815.06												\$4,815.06
S.M.I.P.	\$1,248.40												\$1,248.40
Microfiche	\$479.28												\$479.28
Fire Dept. Fees	\$14,688.72												\$14,688.72
Sewer Connection	\$9,243.00												\$9,243.00
Bay-Shell	\$0.00												\$0.00
Traffic Impact	\$11,515.40												\$11,515.40
School	\$1,132.70												\$1,132.70
Art Public Places	\$32,509.70												\$32,509.70
Other : (PSL, AMMR)	\$7,754.00												\$7,754.00
MON. TOTALS	\$239,612.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$239,612.58

Planning and Building Department

Major Development Projects

July 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	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.						
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.						
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, continued to 8/22/13.						
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.			PC - 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.			PC - 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.			PC - 9/22/11			
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.			PC - 6/24/10			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC to consider DA on 8/22/13 to lock in approvals for five years.			CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.			CC - 1/20/09			

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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement to lock in entitlements for five years to be considered by Planning Commission on August 22, 2013 and by City Council on October 1, 2013.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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 A Northeast of Christie Avenue and Shellmound Streets PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010. Awaiting application for Final Development Plan for hotel and retail development on unbuilt portion of Site A.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>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. Building Division received plans for fourth round of review on July 2, 2013.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>Gateway @ Emeryville 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p>3800 San Pablo Avenue Mixed Use Project (Maz) UPDR13-001</p>	<p>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.</p>	<p>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 scheduled for August 22, 2013.</p>	<p>Greg Pasquali Holliday Development (510) 588-5134</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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			
Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	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.	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.	Peter Solar Equity Residential (415) 447-2690

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>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
July 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>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 almost complete.</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
July 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>
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>
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.	
OTHER			
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>
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
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 held public hearing on July 25, 2013 and continued the item to August 22, 2013.	Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>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>