

CITY OF EMERYVILLE

MEMORANDUM



DATE: April 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – March 2009

I. City Council/Planning Commission/Committees

- **City Council.** The following planning and building related items were considered by the City Council/Redevelopment Agency at their March meetings:

March 3, 2009:

- *Police Building Renovation Project.* The City Council authorized the Public Works Department to advertise for bids for the temporary Police Department headquarters at 64th and Christie as well as renovation of the existing building on Powell Street. The Planning Commission approved a Use Permit for the temporary headquarters on February 26.
- *Census 2010 Complete Count Committee.* The City Council appointed the Housing Committee to be the Emeryville Census 2010 Complete Count Committee, and appointed Lawrence “Buzz” Cardoza as the chair of the Complete Count Committee.

March 17, 2009:

- *SB 375.* The City Council held a study session on SB 375, the state law that mandates regional land use and transportation plans to reduce greenhouse gas emissions.
- *I-80 Pedestrian-Bicycle Bridge.* The City Council heard an update on the I-80 pedestrian-bicycle bridge and gave direction on the various bridge location and approach options.
- *Housing Element Implementation.* The City Council approved the annual Housing Element implementation report for forwarding to the state Department of Housing and Community Development.
- *Alternative Transportation Plan – Best Practices Report.* The City Council received information on this report, which is on the City website. In the report, Nelson\Nygaard concludes that the idea of a streetcar line is worth a feasibility study, and that employers or property owners could sponsor bicycle sharing programs.

- *Emery Station Greenway.* The City Council considered an appeal by Elevation 22 residents of the Planning Commission’s January 22 approval of a Conditional Use Permit and Design Review for a new four-story 139,232 square foot office/research and development building at Powell and Hollis Streets. The Council gave direction to staff to modify the conditions of approval to address noise, light from windows, and responsiveness to neighbors’ complaints and continued the item to the April 7, 2009 meeting. It was subsequently continued to the April 21, 2009 meeting at the request of the applicant.
- ***Planning Commission.*** The Planning Commission considered the following items at its March 26 meeting:
 - *Icon@ Park, 1401 Park Avenue.* The Commission considered a request to modify a condition of approval regarding change in use of ground floor café space to a live-work unit for a project approved by the Planning Commission on December 12, 2002. The Commission approved the request with a five-year time limit, during which the applicant must continue to make a good faith effort to market the space for café or retail use.
 - *5701 Hollis Use Permit.* The Commission approved a Conditional Use Permit and Design Review, with some modifications to the conditions of approval, to allow office, laboratory and other commercial uses in an existing approximately 11,300 square foot building at the northwest corner of Hollis Street and Stanford Avenue. The project includes a land swap of the City-owned parking lot on Stanford Avenue for additional Greenway width between Stanford Avenue and Powell Street.
 - *Internet Café, 5880 Doyle Street.* The Commission approved a Conditional Use Permit and Design Review, with some modifications to the conditions of approval, to convert an existing single family residence into a live-work unit where the “work” component is proposed to be an Internet Café.
- ***General Plan Update Steering Committee.*** The Steering Committee did not meet in March. An Executive Committee meeting was held on March 16 to prepare for the April 15 Steering Committee meeting.
- ***Park Avenue District Advisory Committee.*** The committee did not meet in March. The next regular quarterly meeting will be on May 13, 2009.
- ***Transportation Committee.*** At its March 24 meeting, the Transportation Committee discussed restricted passenger loading zones on 61st street, the route of the Shortest Triathlon Ever, and Teacher Parking Permits along 41st Street. A request to consider restricting parking on the south side of Powell Street between Anchor and Captain Drives was continued.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At its March 2 meeting, the subcommittee reviewed the use and alignment of the Pixar bike path, loop detectors for bicycles, and the proposed Internet Café at 5880 Doyle Street.

- ***South Bayfront Pedestrian–Bicycle Bridge Committee.*** At its March 16 meeting, the committee discussed design elements including the east and west landings and soil coordination. Grant application deadlines, community meeting dates and the project budget and schedule were also discussed.
- ***Community Events Committee.*** At its March 10 meeting, the committee reviewed plans for four standing applications: Earth Day Celebration 2009, Spring Festival 2009, Emery Unified School District “Art IS Education Parade”, and the Shortest Triathlon Ever.

II. Planning Division

- ***Development Coordinating Committee.*** The regular DCC meeting of March 11 was cancelled because all major development projects currently being processed have already been reviewed by the committee.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - ***Emery Station Triangle.*** On January 22, the Planning Commission approved a conditional use permit, design review, and height variance to construct a new four-story 139,232 gross square foot office and laboratory building with some ground level commercial retail uses on the east side of Hollis Street between Powell and 59th Streets. The project involves demolition of an existing 8,589 square foot single story warehouse/office building and removal of five street trees along Hollis Street, and includes Greenway improvements in the northern portion of the block and expansion of the plaza at Powell and Hollis Streets. The Commission’s approval of the project was appealed by residents of the adjacent Elevation 22 residential project. The City Council considered the appeal on March 17 and continued it to April 7; it was subsequently continued to April 21 at the request of the applicant.
 - ***Transit Center.*** This proposal for the area north of the Amtrak station involves a public parking structure with 149,500 square feet of medical office/lab/retail space and 664 parking spaces in a 141-foot tall tower on the “Mound” site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail space on the Heritage Square parking lot site at 62nd and Horton Streets. A contract with LSA for preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) was approved by the City Council on January 20; work will begin after the project is more fully defined and site clean-up plans are further developed. A Planning Commission study session is tentatively scheduled for May 28.
 - ***Magnolia Terrace.*** An application for an amendment to an existing Conditional Use Permit and Design Review to convert a relocated fourplex building at 4001 Adeline Street was received. The amendment is to allow creation of five independent living units for people with development disabilities, and to remove parking from the project. The application is scheduled for the April 23 Planning Commission meeting.

- *1401 Park Avenue.* On March 10, staff met with the applicants for this completed project to discuss the condition of approval that requires the project to have a café on the ground floor. The applicant has been unable to lease the space despite two years of effort, and is now requesting that the condition be modified to allow the space to be converted to a live-work unit. As noted above, the request was approved by the Planning Commission on March 26 with a five year time limit, during which the applicant must continue to make good faith efforts to market the space to café and retail uses.
- *West Elm Furniture.* On March 17, staff met with the architect and landscape architect for this nearly completed furniture store on “Pad #1” at Bay Street to discuss possible replacements for the portions of the “green screens” that were removed from the design during preparation of construction drawings. It was agreed that several trees adjacent to the south wall and tall grasses in the planter along the west wall would be a suitable solution. Revised landscape plans are to be submitted for staff approval.
- *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. In February, staff prepared a letter of support for state grant funding for the project, and in March similar support letters were received from ABAG/MTC.
- *Site B Mixed Use Development.* Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.
- *Maz Building.* On March 6, staff met with representatives of Bridge Housing, who are interested in developing this former automobile showroom property at the northeast corner of Adeline Street and West MacArthur Boulevard as a five-story affordable housing project with about 84 units. The building is classified as a “significant structure” under the City’s Preservation Ordinance, so the project will require City Council approval. The proposed project would retain the existing facades along West MacArthur, Adeline, and 39th Street. Implications of the General Plan Update for the project were discussed.
- *Papermill.* On March 16, staff met with the developers of this approved 168-unit project at the southeast corner of Powell and Hollis Streets to discuss their construction plans. Due to the current economic situation, they plan to re-lease the existing buildings on a short-term basis and apply for building permits for the new buildings sometime next year.
- *Oak Walk.* On March 19, Planning staff inspected this nearly completed 59-unit mixed use project for pending issuance of a temporary certificate of occupancy (TCO) and identified a number of minor issues that must be addressed before staff can sign off.

- *Administrative Cases and Activities.*

- *Design Review*

- ▶ *76 Gas Station EVR Update, 1700 Powell Street.* A Design Review application to perform the state-required Enhanced Vapor Recovery (EVR) update at the existing 76 Gas Station was approved on March 17, 2009.
 - ▶ *Verizon Wireless Panels, 6500 Shellmound Street.* An application to co-locate nine new wireless panel antennas on the roof of the Public Storage building was submitted on March 26, 2009 (pending).

- *Signs*

- ▶ *InShape City, 6005 Shellmound Street.* A minor sign application for one new wall sign at the former Maverick's gym was approved on March 3, 2009.
 - ▶ *CVS/pharmacy, 4349 San Pablo Avenue.* A minor sign application to replace all Long's Drugs signage with CVS/pharmacy signage was approved on March 25, 2009. It included three internally lit channel letter wall signs and four transom window signs.
 - ▶ *J. Crew, 5667 Bay Street.* A minor sign application for two wall signs, one transom sign, and one blade sign was approved on March 3, 2009.
 - ▶ *DB Shoes, 5777 Christie Avenue.* A minor sign application was submitted on March 24, 2009 for two wall signs for a tenant at Powell Street Plaza (pending).

- *Subdivisions*

- ▶ *Parcel Map Application, 1001 42nd Street.* An application to merge 5 parcels into 3 was submitted June 10, 2008. The application will need to be considered by the Planning Commission due to the small size of the proposed parcels; the applicant is gathering required documentation (pending).

- *Code Enforcement:*

- ▶ *Thai Décor, 1605 63rd Street.* Sign violations were reported for this property. Staff sent a Notice of Violation letter. A site visit on April 1, 2009 showed that the violating banner had been removed (closed).
 - ▶ *DeNoise, 1501 Powell Street.* Staff noticed roof signs that are not permitted; a site visit turned up two additional unpermitted signs. Staff has sent a Notice of Violation letter and spoken with the tenant about compliance options; the tenant has written to ensure staff that he is working to comply. One roof sign has been removed (pending).

- ▶ *Residence, 1251 63rd Street.* Staff noticed that a new fence on the corner of 63rd and Vallejo was not built to code. Staff has sent a Notice of Violation letter and will check on the property on April 27, 2009 (pending).
- ▶ *Residence, 1244 54th Street.* Staff received a complaint about a new section of fence between residences that was too tall. Staff has sent a Notice of Violation letter and will check on the property on April 27, 2009 (pending).
- ***Advanced Planning Projects.***
 - *General Plan Update.* This month consultants and staff worked on compiling comments on the Draft General Plan that were heard at the February 7 open house and the February 21 joint City Council/Planning Commission meeting. Planning Division and City Attorney's Office staff continued the review of the Administrative Draft of the Environmental Impact Report provided by consultants Dyett and Bhatia for the General Plan with a focus on the Transportation and Alternatives Analysis chapters. On March 11 and 25, staff attended the meetings of the Emery Unified School District Board of Trustees to review the sections of the draft General Plan that discuss the school district; revisions will be made per direction from the Board.
 - *Housing Element.* Revisions were made to the draft Housing Element to respond to comments from the State Department of Housing and Community Development. Revisions included:
 - ▶ Further analysis of Extremely Low Income populations and their housing needs.
 - ▶ Additional analysis and documentation of household characteristics, including cost burden by tenure and income level.
 - ▶ Information on how the City assigns income levels and ensures affordability.
 - ▶ Revision to the sites inventory and potential government constraints.
 - ▶ Detailed analysis of zoning, development standards, and approval procedures for development of housing for persons with disabilities
 - ▶ Revision to the Special Needs Housing Section in Chapter 2.
 - ▶ Revision to the Housing Action Plan.
 - ▶ More documentation on public participation.A revised document was prepared and distributed to the Housing Committee for their April 3 meeting.

A public workshop on the Draft Housing Element was held on March 28. Approximately 15 people attended.

Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was prepared and delivered to the State Clearinghouse on March 20, 2009. This document demonstrates that the Housing Element will have no significant impact on the environment. The public review period will end on April 20, 2009. The Negative Declaration will be considered for adoption in conjunction with the Housing Element by the Planning Commission on April 23, 2009 and by the City Council on June 2, 2009.

- *Zoning Update.* Consultants are drafting sections of the Zoning Ordinance for review in April.
- *Alternative Transportation Plan.* Staff met with Nelson\Nygaard and staff from the Emery Go-Round on March 4 to discuss transit issues including signal priority systems, bus-only lanes on Hollis Street, coordinating with the Berkeley shuttle, and residential service.
- *Powell Streetscape Study.* On March 2, staff met with WRT and staff from AC Transit to discuss transit issues related to the redesign of Powell Street between Christie Avenue and Frontage Road. On March 16, WRT presented preliminary concept plans to staff.
- *Parks and Recreation Strategic Plan.* The Parks and Recreation Strategic Plan Ad Hoc Committee met on March 10 to select firms to interview, and on March 18 to interview three firms. The Committee selected MIG for contract negotiation. Staff met with the proposed project manager to discuss the scope of work.
- *I-80 Pedestrian-Bicycle Bridge.* The project team, including City staff, Caltrans, and HQE Inc., met at Caltrans offices on March 10 to discuss the project and plan the review schedule of the draft Project Study Report (PSR).
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff is reviewing 35% plans prepared by Biggs Cardosa Associates, Inc. and working to qualify the project as "Bay Friendly" through the Alameda County Stop Waste program. On March 4, the project team met and discussed the east and west approach designs, railing designs, various coordination issues, right-of way and easements, schedule, budget, and upcoming meetings.
- *Bicycle Boulevards.* Staff has completed a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets. The content will be reviewed by the Bicycle Pedestrian Advisory Committee at its next meeting.
- *2010 Census.* Staff worked with Census Bureau staff to schedule Complete Count Committee training for May 6.
- *Significant Buildings List.* Staff noted new addresses for several parcels, confirmed which border buildings are in Emeryville, and began checking field ratings.
- *Street Furniture.* Staff met on March 30 to discuss newspaper racks and a street furniture catalog.

III. Building Division

- The attached tables summarize the ninth month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of March a continued slowing process in development both in permit activity and inspections is indicative of a downturn in the economy. For March a total of 42 permits have been issued, based on a total valuation of about \$872,000 and generating about \$23,000 in fees. During the same period, 442 inspections have been conducted, of which 300 (about 68%) were related to major projects, and 142 (about 32%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- Construction nears completion for the 1401 Park Avenue and Vue 46 residential projects. Construction continues on other major projects, including Pixar Phase II, National Holistic Institute, Adeline Place, Doyle-Hollis Park, Oak Walk, West Elm Furniture, AgeSong Assisted Living, Site B excavation, Pixar phase II grading at the corner of Hollis and Park, and Bridgewater remodel (63 units). Major tenant improvement projects and upgrades under construction include Bionovo Lab, Onyx Pharmaceutical, Novartis BCB, and Joint Bio Energy Institute (JBEI), at Emerystation East located at 5885 Hollis Street and Watergate Tower 1 at 1900 Powell Street. The Building Division anticipates several new development projects in 2009 including San Pablo Townhouses, Papermill Project live-work/residential, Emery Station Greenway, Flatiron Project, and MacArthur San Pablo Mixed Use Project.
- The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended 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 process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of March, the Director of Planning and Building received two questionnaires, all indicating positive and excellent in most categories with no negative responses.
- 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 and 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 March included:
 - *PG&E* – 4245 Hollis Street, remove two above ground storage tanks.
 - *Temporary Police Station* – 6390 Christie Avenue, tenant improvements.
 - *Oak Walk* – 4098 San Pablo Avenue, Building 2, sales office.
 - *Bridgecourt Apartments* – 1221 40th Street, waterproofing, window replacements.
 - *National Holistic Institute* – 5900 Doyle Street; Phase II superstructure.
 - *Emerystation I* – 5858 Horton Street; loading dock doors.
 - *The Gap* – 5690 Bay Street, minor tenant improvement.
 - *Pixar Phase II* – 1200 Park Avenue; grading.

- *Doyle-Hollis Park* – 1333 62nd Street.
- *Pixar* – 1200 Park Avenue, new office building, Phase II superstructure.
- *Oak Walk* – 4002-4098 San Pablo Avenue (weekly).
- *West Elm* – 5602 Bay Street (weekly).
- *Emerystation East* – 5885 Hollis Street, various tenant improvements (weekly).
- Construction meetings (weekly) and site visits were held in March for the following projects:
 - *West Elm Furniture* – 5602 Bay Street, 16,000 square foot furniture store.
 - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Oak Walk Mixed Use Project* – 40th Street and San Pablo Avenue, 54 residential units and retail space in three new buildings.
 - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units.
 - *National Holistic Institute* – 1290 59th Street, seismic upgrade.
- Construction is proceeding on the following major projects:
 - *Pixar Phase II* – northeast corner of Park Avenue and Hollis Street; 155,000 square foot production/office building.
 - *National Holistic Institute* – 1290 59th Street, demolition, seismic upgrade.
 - *Onyx Pharmaceutical* – 2100 Powell Street, 7th floor, research and development lab tenant improvement.
 - *1401 Park Avenue* – 43 residential units and 11 live/work units over 83 parking spaces.
 - *Adeline Place* – 3801 San Pablo Avenue; 36 residential units and retail.
 - *Oak Walk Existing Homes Renovation* – 1077-1089 41st Street; 5 houses.
 - *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings.
 - *Doyle-Hollis Park* – Doyle/61st/Hollis/62nd Streets.
 - *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
 - *Vue 46 (Flecto)* – 46th Street and Adeline; 79 residential units with 3,000 square feet of commercial space.
 - *West Elm Furniture* – 5602 Bay Street; 16,000 square foot furniture store.
- The following projects have received final building permit sign-off (final), Certificate of Occupancy (CO), or Temporary Certificate of Occupancy (TCO) for the month of March:
 - *Living Hope Christian Center* – 4550 San Pablo Avenue. (TCO)
 - *J. Crew* – 5667 Bay Street. (CO)
- 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 March, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 6 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 8 applications submitted.

- Building Division staff fielded a total of 208 counter contacts and 204 telephone queries in March.
- The Building Division continues to observe a reduction in inspection requests for March which underscores the economic trend of lessened construction activity. Field inspection staff performed 442 inspections in March and anticipates this trend to continue throughout the remaining fiscal year. This is an average of 147 field inspections per month by the Building Division's three building inspectors (one City staff and two WC³ staff), or 6.7 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 account for a minimum of two to three hours per day for one inspector with additional field staff support on a periodic basis. Presently, 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.
- The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. In addition, 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.

IV. Administration/Other

- *Alameda County Planning Directors Meeting.* On March 13, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Hayward. It included a presentation by the host city on the South Hayward BART Station Mixed Use Project and the City Center Project, and discussions on construction activity in the various jurisdictions, and on how cities are taking advantage of the federal economic stimulus package.
- *LEED Workshop.* On March 13, staff attended a workshop on LEED for New Construction Technical Review organized by the U.S. Green Building Council at the StopWaste.org office in Oakland.
- *Website Update.* The Planning and Building Department is participating in the comprehensive citywide redesign of our website. Our department's pages are mostly complete. With the update, more documents will be available online, as well as clearer contact information. The new website will include more information on the General Plan Update, major projects, zoning regulations and Planning Commission meetings, Building Code requirements, and application forms, among other topics.

- *Head Over Heals Gymnasium (HOH), 4701 Doyle Street, Update.* As previously stated in the December 2007 progress report, the Building Division continues to monitor HOH agreements and construction activity for seismic upgrade code compliance while maintaining occupancy. This effort began after HOH's lease was terminated as a result of Pixar taking over their former space at the Emeryville Business Center, and HOH was relocated to 4701 Doyle Street without the benefit of appropriate building permits. A notice of violation was sent to the applicant and, as a result, permits were obtained for tenant improvements and structural seismic upgrades. Even though the HOH applicants originally estimated completion of the seismic upgrade by September 2008, the applicants have managed to maintain the active building permit through requested inspections, and the Building Division has now signed off on the structural upgrade permit. This effort concludes several years of staff's time, meetings, discussions, revised plans, several engineers, and different HOH project managers. The tenant improvement phase of construction is still pending with accessibility and pedestrian gate remaining non-compliant.
- *Pixar Phase II, 1200 Park Avenue.* A preconstruction meeting was held with the Building Division, Fire Department and other staff members to discuss the project expectations and schedules and to introduce key members of the development team. As typical for all large development projects, emphasis is placed on the developers to observe the conditions of approval for the project, such as construction working hours, how to handle public complaints, dust control, and construction traffic routes. The meeting also included discussion of the development process relating to project scope, phases of construction, plan check revision approvals, special inspections, field inspections, and temporary and final occupancy requests. Finally the conditions of approval were discussed and recommendations were made for the developer to contact City department staff (denoted within parenthesis in the conditions) for any necessary clarifications. Pixar and the contractors, Hathaway Dinwiddie, estimate that it will take two years to complete the project, which includes a 155,000 square foot building, accessibility upgrades surrounding the existing building at the corner of Hollis and 45th Streets, expansion of the existing parking lot, and construction of a new City park and bike path at the east end of the campus adjacent to the Promenade.
- *Workload Adjustments.* As a result of the current downturn in the economy, the City is experiencing a decline in both planning and building permit activity, while the demand for long range planning studies continues unabated. In response, Planning Division projects have been reassigned so that long-range studies and administrative duties are spread more evenly among staff, while a high priority is still given to processing those few current planning projects that remain in the "pipeline". The Building Division has reassessed the front counter staff duties to include additional administrative duties with the objective of enhancing customer service. A reduction in field inspection requests has allowed all inspectors to provide more in-depth analysis of the inspections in general and to become more familiar with identifying problematic issues. Field issues not resolved in the past are followed up in a more vigilant manner. Field inspection staff is required to return to the office at 3:00 p.m. at the conclusion of inspections to purge expired, final permit applications and plans as part of record keeping as required by the Public Records Act.

- *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. There is currently a lengthy backlog of completed projects whose accounts have not been closed, and several instances where applicants owe the City money. Planning staff met internally on March 2 and 20 to review the list of projects and strategize on how to resolve them. A meeting with the Finance Department was held on March 11. As a result of this exercise, the list of active projects will be reduced by about two-thirds, and collection procedures will be initiated for outstanding balances on several projects. Ongoing meetings with Finance are being scheduled to ensure that the cost recovery project list remains up-to-date.

V. Status of Major Development Projects

- 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.

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
PERMITS ISSUED													
Building Permits	32	32	31	29	22	21	14	12	17	0	0	0	210
Plumb., Elec., Mech.	63	48	34	48	43	37	30	13	13	0	0	0	329
Fire	2	14	15	10	5	17	5	1	12	0	0	0	81
MON. TOTALS	97	94	80	87	70	75	49	26	42	0	0	0	
										FISCAL YEARLY TOTAL			620
VALUATION													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	11,550	103,219	0	0	0	6,684,011
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	9,801	253,388	0	0	0	2,692,082
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	3,694,890	352,814	515,263	0	0	0	70,698,104
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	3,856,856	374,165	871,870	0	0	0	
										FISCAL YEARLY TOTAL			80,074,197
FEEES COLLECTED													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	20,853.32	1,834.33	3,203.82	0.00	0.00	0.00	406,867.40
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00	24.00	40.00	0.00	0.00	0.00	254.00
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	35,651.56	3,362.51	6,188.40	0.00	0.00	0.00	544,584.10
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	15,799.46	6,995.44	9,812.18	0.00	0.00	0.00	263,414.74
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	1,625.46	60.03	1,318.96	0.00	0.00	0.00	30,056.05
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	7,956.47	774.97	880.00	0.00	0.00	0.00	117,977.03
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	6,758.82	220.00	330.00	0.00	0.00	0.00	103,930.53
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	6,247.47	110.00	110.00	0.00	0.00	0.00	86,133.01
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	777.94	76.74	130.61	0.00	0.00	0.00	16,126.45
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	30.32	22.25	0.00	0.00	0.00	5,468.68
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	16,359.35	430.37	869.03	0.00	0.00	0.00	174,869.10
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	4,326.80	4,625.20	0.00	447.60	0.00	0.00	0.00	52,369.20
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	1,119.86	0.00	0.00	0.00	0.00	0.00	16,450.99
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	57,206.47	0.00	0.00	0.00	0.00	0.00	0.00	108,417.66
School	5,678.17	43,800.12	0.00	0.00	2,705.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52,183.96
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	27,123.78	0.00	0.00	0.00	0.00	0.00	86,601.15
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	274.30	0.00	0.00	0.00	0.00	0.00	274.30
MON. TOTALS	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	131,019.47	145,728.80	13,918.71	23,352.85	0.00	0.00	0.00	
										FISCAL YEARLY TOTAL			2,065,978

Planning and Building Department

Major Development Projects

March 2009

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08. Community presentations ongoing.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	Community meeting 10/20/08. PC study session 10/23/08.						
Transit Center NW Horton & 59th Sts.	Public parking, 149,500 s.f. medical office/lab/retail	CC study session 1/20/09. PC study session tentatively 5/28/09.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
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.						
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Live-work - 21 units Retail - 4,432 s.f.	PC study session 9/27/07. Community meeting 3/5/08. PC study session 10/23/08.						
Bay Street "Site B" Christie/Shellmound/Powell/railroad	Hotel, department store, retail, residential	Permits for site remediation issued 10/2/08. DEIR on hold pending review of new design.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. Appeal by Elevation 22 residents to be considered by CC 4/21/09.			PC - 1/22/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.				CC - 1/20/09		
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.				CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.				CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC approved 1-year use permit extension 1/22/09.				CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit application submitted 10/16/08.			CC - 3/6/07			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Grading permit issued 3/20/09. Superstructure permit application submitted 3/24/09.			CC - 1/20/09			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Superstructure permits issued 11/26/07.			CC - 2/7/06			
Adeline Place ("Check Cashing") San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Foundation permit issued 8/2/07. Superstructure permit issued 2/12/08.			PC - 10/27/05			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Shell/superstructure permit issued 6/27/08. TCO issued 2/3/09.			CC - 8/7/07			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I and II issued 2/27/08 and 4/14/08, and for Phases III and IV on 6/11/08.			PC - 12/20/00			

Glossary of Abbreviations:

CC =	City Council	FEIR =	Final Environmental Impact Report
CO =	Certificate of Occupancy	GPA =	General Plan Amendment
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
EYSAC =	Education and Youth Services Advisory Committee	TI =	Tenant Improvement
FDP =	Final Development Plan		

Planning & Building Department
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.	Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41 st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41 st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41 st Street relocated to new location at corner of Adeline & 40 th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007.	Stuart Gruendl BayRock Residential (510) 873-8880
Bay Street - Site B Christie/Shellmound/Powell/railroad PUD05-03	Northern expansion of Bay Street mixed use project, with 150-room hotel in 240-foot tower, 140 to 240 residential units, 80,000 to 130,000 s.f. of retail, possibly including a Nordstrom's department store, and 800-900 parking spaces.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. EIR consultant contract approved by City Council on September 6, 2005. EIR scoping session held November 16, 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. Publication of Draft EIR on hold pending review of new design alternative. Issued excavation and temporary shoring permit for site remediation on October 2, 2008.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008. One-year extension request to be considered by City Council following payment of cost recovery fees.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>
<p>Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP07-02 and DR07-03</p>	<p>Mixed use transit-oriented development and public parking structure with 149,500 square feet of medical office/lab/retail space, and 664 parking spaces in a 141-foot tall tower on the “Mound” site; and a 450-space, 4-5 level parking garage with 2,500 square feet of retail on the Heritage Square site.</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 scheduled for January 20, 2009; Planning Commission study session tentatively scheduled for May 28, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>West Elm Furniture Store 5602 Bay Street FDP07-01</p>	<p>Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.</p>	<p>Planning Commission recommended approval of FDP on July 26, 2007; Council approved FDP on August 7, 2007. Building permit application submitted on December 21, 2007. Issued foundation permit on February 14, 2008. Issued shell/superstructure permit on June 27, 2008 and tenant improvement permit on August 19, 2008. TCO issued February 3, 2009.</p>	<p>Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	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. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008. Use Permit to use building as temporary Police Department headquarters during renovation of Police station on Powell Street was approved by Planning Commission on February 26, 2009.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has 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.	BRE Properties John Wilde (415) 445-6578
RESIDENTIAL AND LIVE- WORK PROJECTS:			
Adeline Place (“Check Cashing”) San Pablo Avenue/W. MacArthur Boulevard/Adeline Street UP05-05 and DR05-05	36 residential units with 2,400 s.f. of retail.	Redevelopment Agency approved Placeworks as developer of project on November 16, 2004. Planning Commission study session held August 25, 2005. Approved by Planning Commission on October 27, 2005. Demolition permit issued October 7, 2005; demolition is complete. Building permit application submitted on February 16, 2007. Foundation permit issued on August 2, 2007. Superstructure permit issued on February 12, 2008.	Placeworks LLC Stuart Rickard (510) 499-9400

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</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 110-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.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>
<p>1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus Mike Petouhoff (650) 596-6365</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 21 live-work units and 4,432 square feet of retail space. Six new townhouses on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<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". Temescal Creek, which forms the city boundary, will be daylighted through the project.</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 processing 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 to be 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.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Vue 46 (formerly "46 th Street Lofts" or "Flecto") 46 th & Adeline Street UP00-18 and DR00-29	Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46 th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.	Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008.	Levin Menzies & Associates Paul Menzies (925) 973-4111
4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45 th Street UP06-06 and DR06-10	Development of 29 new townhouse units on southern portion of "Emery Farms East" site.	Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.	Ramiro Marini (415) 307-8107
OFFICE/HIGH TECH PROJECTS:			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009.	Tom Carlisle Pixar Animation Studios (510) 752-3333

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>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.</p>	<p>Redevelopment Agency issues 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 June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appeal by Elevation 22 residents. Considered by City Council on March 17, 2009, and continued to April 21, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER:</p>			
<p>AgeSong Assisted Living 4050 Horton Street UP05-14</p>	<p>Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.</p>	<p>Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.</p>	<p>Ali Kia Shabahangi AgeSong (415) 431-8143</p>
<p>Doyle Hollis Park Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09</p>	<p>New community park of about 1.25 acres on former “Dutro” site.</p>	<p>Schematic design approved by City Council on November 1, 2005. Use permit and design review approved by Planning Commission on May 24, 2007, and by the City Council on appeal on June 19, 2007. Demolition permit issued on June 13, 2007; demolition completed in July 2007. Site work is underway. “95% building permit application” submitted October 31, 2007. 100% revised plans submitted March 13, 2008. Construction contract approved by Redevelopment Agency on August 19, 2008. Issued building permit on October 21, 2008.</p>	<p>Ignacio Dayrit, CED Coordinator (510) 596-4356</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	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.	Amy Heistand CED Coordinator (510) 596-4354
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, with oversight by the Education and Youth Services Advisory Committee. 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. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10. Community presentations ongoing.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255