



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: October 1, 2013

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – SEPTEMBER 2013**

HIGHLIGHTS OF THE MONTH

New Planning Commissioners Brad Gunkel and Steven Keller were oriented by the Planning and Building Director, City Manager, and Assistant City Attorney on September 18, and were sworn in by the City Clerk at their first meeting on September 26. Outgoing Commissioners John Scheurman and Steven Steinberg were also recognized for their service to the City at the September 26 meeting. Commissioner Lawrence C. (“Buzz”) Cardoza was elected Chair and Commissioner Sean Moss was elected Vice Chair for the 2013-2014 term.

Also at the September 26 meeting, the Planning Commission approved a conditional use permit and design review for The Broken Rack billiard hall and bar to relocate from the Public Market to an existing building at 5768 Peladeau Street, adjacent to the soon-to-be-built Powell-Stanford segment of the Greenway.

Applications for Planning Commission study sessions for two major projects were received in September. Sherwin Williams Urban Village includes about 460 residential units, 70,000 square feet of office, and 15,000 square feet of retail on the 8+ acre site of the former Sherwin Williams paint factory; the study session is scheduled for October 24. The Marketplace Redevelopment Project, Phase 1B, will include realignment of Shellmound Street with a small parking structure and retail on the east side to create a pedestrian-oriented shopping street, as well as a grocery store in the existing parking lot between the office tower and movie theater building. Subsequent phases will include residential development and additional retail space. The study session for this project is scheduled for December 12. Together, these two projects represent almost 1,000 new housing units, as well as substantial commercial development.

The Technical Advisory Committee for the Emeryville-Berkeley-Oakland Transit Study (EBOTS) met on September 4 and reviewed an outreach plan, questionnaire, and existing conditions maps.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

September 3, 2013

Art Program at Shellmound/Powell Street Bridge. The City Council approved a Request for Proposals and appropriated funds for the project, to implement the Shellmound Street Design Guidelines.

Emeryville Center of Community Life. The Council held further discussions at both September meetings on the Master Joint Occupancy Agreement between the City and the School District. An agreement is expected to be voted on by the Council in November.

Appointment to the Park Avenue District Advisory Committee. The Council appointed Leigh Marymor, co-owner of Lunt Marymor plumbing company on 45th Street, to the Park Avenue District Advisory Committee.

Director's Report on Planning Commission Actions. When the Director of Planning and Building gave his regular monthly report to the Council on actions of the Planning Commission at their August 22 meeting, Vice Mayor Asher moved, and Councilmember West seconded, that the Council appeal the Commission's approval of the Emeryville Center of Community Life on the grounds that it does not include a pedestrian and bicycle path between 47th and 53rd Streets, as called for in the General Plan, in the Phase I project. The motion failed on a 2-3 vote. Vice Mayor Asher also moved that the Council appeal the Commission's approval of the 3800 San Pablo Avenue Mixed Use Project; this motion failed for lack of a second.

September 17, 2013

Triangle Traffic Calming. The Council heard a report from Public Works Director regarding complaints from Oakland residents on 53rd Street that traffic had increased since the traffic calming measures were installed in the Triangle neighborhood. He presented data showing that the traffic volumes on 53rd Street are no higher now than before the traffic calming was installed in Emeryville. The Council thanked the Oakland residents for expressing their concerns and suggested that they work with the City of Oakland on ways to reduce traffic on their street.

PLANNING COMMISSION

The Planning Commission considered the following items at its September 26 meeting:

Swearing-in of New Commissioners and Recognition of Outgoing Commissioners. The City Clerk swore in new Commissioners Brad Gunkel and Steven Keller. The Commission presented resolutions of appreciation to outgoing Commissioners John Scheuerman and Steven Steinberg, and also to Assistant Planner Arly Cassidy, who is leaving the City after five years.

Election of Officers. The Commission elected Lawrence C. ("Buzz") Cardoza as Chair and Sean Moss as Vice Chair for the 2013-2014 term.

The Broken Rack. The Commission unanimously approved a Conditional Use Permit for a Bar/Nightclub/Lounge use and accessory pool hall to occupy an existing 10,260 square foot building at 5768 Peladeau Street and Design Review for improvements to the exterior. The business, which is relocating from its existing venue at the Public Market, will include a bar, tables with food service, pool tables and other games. The Commission's approval included four additional conditions, including parking lot patrols, indoor bike parking for customers, removal of the mirrored film on the storefront windows, and a strong encouragement for public art featuring an interurban railway theme along the Greenway. A minor conditional use permit for access directly from the building onto the City-owned Greenway, and a sidewalk café permit for outdoor seating on the Greenway, will subsequently be considered by staff.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in September. Its next regular quarterly meeting will be on November 13.

COMMUNITY PRESERVATION COMMITTEE

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

TRANSPORTATION COMMITTEE

At its September 24 meeting, the committee continued a discussion of taxi stands to the December meeting and recommended approval of a blue curb for disabled parking in front of 1048 45th Street. It recommended sign and paint improvements to southbound Christie Avenue at Powell Street to clarify car movements, signs for the Bay Trail along Powell, Christie and Shellmound to help cyclists reach the new Bay Bridge Trail, and asked the City Council for its consideration of turns in and out of the southern driveway at the Powell Street Plaza. The Committee requested more information from the Bicycle/Pedestrian Advisory Subcommittee (BPAC) on its recommendation for a continuous northbound bike lane along Shellmound Street at Shellmound Way and eliminating the left turn lane into the southern-most Public Market parking lot entrance. A second recommendation from BPAC, to install southbound green-backed sharrows leading from the bike lane to the Shellmound Street/Shellmound Way intersection, was forwarded on to the City Council for approval. Lastly, the Committee recommended that bicycle boulevard signage be included in the upcoming Capital Improvement Projects (CIP) budget with other bike projects, instead of reviewed alone.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its September 9, meeting the BPAC recommended that up to \$15,000 of Measure B funds be appropriated to order and install bicycle boulevard signage.

PARKS AND RECREATION ADVISORY COMMITTEE

At its September 18 meeting, the committee discussed a member's draft ordinance regarding off-leash dog permits, and heard a recreation center overview.

HOUSING COMMITTEE

3706 San Pablo Avenue. At its September 5 meeting, the committee voted to recommend EAH Housing as the developer of an affordable housing project on the City-owned property at the southeast corner of San Pablo Avenue and West MacArthur Boulevard. The City Council is scheduled to make the final developer selection on October 15.

PUBLIC WORKS COMMITTEE

At its September 19 meeting, the committee discussed the Parks and Recreation Committee's park conditions survey. The committee agreed with Public Works staff that the small repairs should be done soon, and that, for larger projects, the survey will inform the Capital Improvement Program along with the Parks and Recreation Strategic Plan.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on September 11 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Police, and Fire departments, and the City Attorney's Office discussing the following projects:

Counter Culture Coffee, 1329 64th Street. DCC members reviewed a proposal for a new Food Production and Assembly use. This North Carolina company will be expanding its coffee roasting business into the Bay Area and will use an existing space in this industrial building. Truck deliveries and parking will take place in a parking lot off of 63rd Street. DCC commented that the driveway on 63rd Street should be replaced, as it represents an ADA hazard; the applicant has agreed.

Sherwin Williams Urban Village. The DCC reviewed a proposal for a major mixed-use project on the 8+ acre site of the former Sherwin Williams paint factory. At this point, the developers have only submitted a preliminary site plan and building massing study. The proposal calls for about 460 residential units 70,000 square feet of office space, and 15,000 square feet of retail. Issues discussed included traffic, especially in relation to the Horton Street bicycle boulevard; bicycle, pedestrian, auto, and service vehicle circulation; usability of the proposed "Central Green"; open space layout and design; Greenway design and routing through the project; development of the adjacent City-owned parcel "D" as open space; amenities for families; use of recycled water; and fire department access and street width requirements. A meeting of the developer with the Fire and Public Works Departments to discuss street widths and configurations was recommended. It was suggested that the developer look at the recent PG&E design competition for a "Zero Net Energy" project on this site. It was also suggested that desirable public benefits for earning the necessary bonus point for the project might include pedestrian amenities along Hubbard Street between Sherwin and Park Avenues, an art center in the existing Tier 1 significant building, and family-friendly housing with amenities. The project will be reviewed by the Bicycle/Pedestrian Advisory Sub-committee on October 7, followed by a community meeting on October 16 and a Planning Commission study session on October 24.

PLANNING DIVISION

CURRENT PLANNING PROJECTS

Major Projects Chart and Table. The attached bar chart illustrates the progress of each major development project through the Planning and Building “pipeline”, while the attached Major Projects table contains more detail on each project. Those projects that saw significant staff activity in September are discussed below.

Sherwin Williams Urban Village. An application for a Planning Commission study session was received on September 3. Staff contacted LSA Associates to prepare a scope of work for the required environmental review under the California Environmental Quality Act (CEQA), which is expected to be a Mitigated Negative Declaration that “tiers” off the Environmental Impact Report for the General Plan. Please see discussion above under “Development Coordinating Committee” for more detail about the project.

Marketplace Redevelopment Phase 1B. On September 4, staff met with the new owners of the Emeryville Public Market, City Center Realty Partners, at which they outlined their future plans for the project. The Marketplace Redevelopment Project Planned Unit Development (PUD) was approved by the City Council on August 5, 2008, and City Center is proposing to build it out within the next few years with some modifications to the phasing. The UA Theater is not planning to renew its lease when it expires next year, so City Center will be demolishing the building and replacing it with a temporary surface parking lot, which will free up other parts of the site for development. City Center proposes to realign Shellmound Street in the next phase (this is not called for in the PUD until a later phase) and to build a small parking structure with ground floor retail on the east side of the street, creating a “double-loaded” pedestrian-oriented shopping street. A grocery store is proposed in the existing parking lot between the office tower and theater building. Subsequent phases will include residential development and additional retail space. An application for a Planning Commission study session was received on September 25, and the study session is scheduled for December 12.

The Broken Rack, 5768 Peladeau Street. On September 17, the Planning and Building Director and Economic Development and Housing Director attended a meeting of the Chief Building Official, Plans Examiner, and Deputy Fire Marshal with the applicant and her architect, at which occupancy levels and building code requirements for the project were discussed. As noted above, a use permit and design review for the relocation of this billiard hall and bar from its present location at the Public Market was approved by the Planning Commission on September 26.

Western Institute for Social Research (WISR) Use at Vue 46. On July 25, the Planning 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 have occupied the storefront at 1001 46th Street, Unit A, and would have included an Internet Café that would be open to the public midday Monday through Friday. On September 6, the Chief Building Official issued a Certificate of Occupancy for the use. On September 23 staff learned that, due to “financial entanglements” on the part of the seller that had not previously been disclosed, the sale has fallen through. Fortunately for WISR, they were

able to locate a suitable space in Berkeley; unfortunately for us, it looks like we will be faced with a vacant storefront for the foreseeable future.

Krubiner Prefabricated House. In September, Planning Division staff signed off on the Certificate of Occupancy for this factory-built house at 5507 Beaudry Street. The project was originally approved by the Planning Commission on February 28, 2008, and was assembled on July 9, 2011. A Temporary Certificate of Occupancy was issued on October 28, 2011. The Certificate of Occupancy will be issued by the Chief Building Official after all departments have signed off.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Residence Re-siding, 5881 Vallejo Street. A minor design review permit to re-side the existing residential building at the above address was approved on September 9.

New Awning, 4088 Haven Street. A minor design review permit for a new awning and signs at the above address was approved on September 23.

Emergency Operations Center, 5679 Horton Street. A minor design review permit to install a City emergency operations center and refurbish the existing Public Works corporation yard at the above address was approved on September 25.

Temporary Use Permit

Bay Street Temporary Parking, 5700 Bay Street. A Temporary Use Permit for parking north of Christie Avenue for 45 days was submitted on September 19 (pending).

ADVANCED PLANNING PROJECTS

Housing Element. Staff completed review of work so far. An intern analyzed potential for housing sites to meet the Regional Housing Needs Allocation (RHNA) affordability levels using the Affordable Housing Set-Aside Ordinance, with or without potential State legislation restoring inclusionary zoning for rental housing. The Affordable Housing Set-Aside Ordinance alone will not result in production of enough affordable housing to meet the need, even if the legislation passes.

Transitional and Supportive Housing and Emergency Shelter Ordinance. An intern researched shelters, and began drafting an ordinance regulating shelters and treating transitional and supportive housing the same as other housing in the Planning Regulations, as required by State law.

Pedestrian and Bicycle Plan Award from State American Planning Association. The California chapter of the American Planning Association (APA) has selected the Emeryville Pedestrian and Bicycle Plan as the winner of the 2013 Focused Issue Planning Award. Staff wrote an article about the Plan for APA's newsletter, California Planner, and coordinated attendance at the State APA conference award luncheon on October 7 in Visalia. The past president of the Bicycle and Pedestrian Advisory Committee, the Project Manager, and the Director of Planning and Building will attend.

Emeryville-Berkeley-Oakland Transit Study (EBOTS). 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. The TAC met on September 4, reviewing an outreach plan, questionnaire and existing conditions maps. Staff researched venues for three Community Workshops in early November; obtained appointments to a Policy Advisory Committee (PAC) and set the first meeting of the PAC for Monday, October 28 at 10:00 a.m. in the Emeryville City Council Chambers (a public meeting); and reviewed a draft Opportunities, Constraints and Options document and a Planning Primer Booklet outline.

Design Guidelines - Family Friendly Housing. U.S. Housing and Urban Development staff member Ron Bedford agreed to meet with staff to discuss the draft guidelines. [This meeting was subsequently cancelled due to the government shutdown.] The architects and managers who had been invited to a focus group are busy, so staff asked them to comment on the draft by email.

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. In September, staff reviewed adaptation responses, thinking about implementation. The planned working group meeting was canceled due to the San Francisco Bay Conservation and Development Commission (BCDC) moving, but BCDC invited city staff and officials to participate in a Commission workshop on how to implement the responses regionally. The workshop will be on Thursday, October 17, from 1:00 to 4:00 p.m. at the Metro Center, 101 8th Street, in Oakland.

Significant Structures Ordinance. At the direction of the City Council, staff and a working group of property owners and interested citizens have been refining the list and map of significant structures. One idea from the working group is to offer discounts on building permit fees as an incentive for property owners of significant structures. In September, an intern calculated that a capped discount on selected building fees for renovation of significant structures would have a low fiscal impact.

Redevelopment Agency Property Management Plan. In September, staff drafted sections of the property management plan, which is required by the State as part of the dissolution of redevelopment. Once approved by the State, this plan will give us more control over former Redevelopment Agency property. There are ten properties to be covered by the plan, including Bay Street Site B, the Transit Center, Glashaus Garage, and several open space sites.

Survey on Priority Development Area Grant Needs. Staff completed a survey from the Metropolitan Transportation Commission on what the City could use in terms of grants and technical assistance to help with planning transportation for development in Priority Development Areas.

AC Transit Support. Staff sent a letter of support for AC Transit's application for One Bay Area Grants to update the *Designing With Transit* manual and to complete the Major Corridors Study.

Parks Impact Fee Study. Staff calculated the park area behind Old Town Hall and the City Administration Building, for use in the Parks Impact Fee Study.

Capital Improvement Program and Traffic Impact Fee. On September 9 and 16, Planning Division staff met with the Finance, Public Works, and Economic Development and Housing Departments to review the proposed list of Capital Improvement Projects and to discuss which Traffic Impact Fee projects would be included.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the third month of fiscal year 2013-2014 for building permit and inspection activity. Following is a summary of the Building Division's permit, inspection, and plan check activity and public contacts in September:

- **Permits Issued:** 27
- **Total Valuation:** About \$2.3 million
- **Fees Collected:** About \$98,000
- **Inspections:** 765
 - Major projects: 526 (69%)
 - Other: 239 (31%)
- **Fast Track Plan Check:**
 - Same day: 11 applications
 - Within 2 weeks: 12 applications
- **Public Contacts and Inquiries:**
 - Counter contacts: 192
 - Telephone inquiries: 146

Major Projects Under Construction

Construction is proceeding on the following major new and renovation projects:

- **Parkside Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail.
- **Ambassador Housing** – 36th and Peralta Streets; 69 affordable residential units in three buildings.
- **Marketplace Redevelopment Project, Phase I** – 64th and Christie; 193 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Pak N Save (Safeway)** – 3889 San Pablo Avenue; façade and tenant improvements.
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; 18 residential units, retail (TCO issued August 9, 2013).
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building (“substantial completion letter” issued September 7, 2012).

Construction is also proceeding on the following major construction defect repair projects:

- **Bridgework Apartments** – 1221-1231 and 1321-1331 40th Street.
- **Andante** – 3996 San Pablo Avenue.
- **Liquid Sugar** – Liquid Sugar Drive, 65th and 66th Streets.
- **Avenue 64** – 6399 Christie Avenue.
- **Elevation 22** – Loop 22 and Powell Street.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal year 2013-2014 including:

- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage; building permit is ready to issue.
- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **3800 San Pablo Avenue Mixed Use Project (Maz site)** – 105 residential units, 21,000 square feet of retail.
- **Bay Street Site A Project** – 5700 Bay Street; hotel and retail.
- **Emery Station West @ Transit Center** – 59th and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in September. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. Their focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns.

- **3800 San Pablo Avenue Mixed Use Project (Maz site)** – 105 residential units, 21,000 square feet of retail.
- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **Bay Street Site A Project** – north side of Christie Avenue east of Shellmound Street; hotel and retail.
- **Bayer** – 5885 Hollis Street; QC lab tenant improvements.
- **64th and Christie** – 6350 Christie Avenue; residential construction.
- **2 Admiral Drive, B176** – kitchen and bath remodel.
- **Novartis Building 4** – 5300 Chiron Way; tenant improvements.
- **Western Institute for Social Research (WISR)** – 1001 46th Street; certificate of occupancy. [This project is now defunct – see discussion on pages 5-6 above.]
- **Apple Store** – 5656 Bay Street; install additional electrical receptacles.
- **6200 Doyle Street** – electrical service upgrade.
- **4323 Essex Street** – electric meter replacement, plumbing repairs.
- **Bay Street Site A** – 5700 Bay Street; grading and excavation.
- **Bridgewater Apartments, Building 3** – 6400 Christie Avenue; remodel 48 residential units.
- **6350 Christie Avenue** – private sewer lateral replacement.
- **4328 Salem Street** – private sewer lateral replacement.
- **6290 Overland Avenue** – private sewer lateral replacement.

- **4369 Adeline Street** – replace broken, leaking plumbing.
- **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 (Buildings 1-12)** – 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 September for the following projects:

- **Ambassador Housing** – 36th and Peralta Streets.
- **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 Townhomes** – 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 September:

- **Emeryville Celebration of the Arts** – 5699 Bay Street (TCO)
- **Western Institute for Social Research (WISR)** – 1001-A 46th Street (TCO) [Now defunct; see discussion on pages 5-6 above.]
- **Packard Children’s Health Alliance** – 6121 Hollis Street (TCO)
- 16 sub permit types (final)

Code Enforcement/Graffiti Abatement

The following cases were handled by the Chief Building Official in September:

- 2 graffiti cases, correspondences for abatement purposes.
- 1 code enforcement related case was abated.
- 1 Building Code related case (work without permits).
- 2 property maintenance cases.
- 13 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

Customer Feedback Questionnaire

For the month of September one questionnaire was received, indicating positive and excellent in all categories.

Challenging Project

Pak N Save (Safeway) Façade and Tenant Improvement Project. The 1.8 million dollar project located at 3889 San Pablo Avenue initially included a redesigned northern façade, additional entry, replacement of all signs and two new signs, and minor improvements to the parking lot including new landscaping. This project was expanded to include tenant improvements with the addition of a Starbucks kiosk, curtain wall, plumbing, and modifications within the existing building shell. The construction activities of this project are not typical of normal tenant improvements, but rather provide challenges due to an aggressive schedule, multiple construction phases, construction parking, material staging, and public safety in a confined location while the Pak N Save store business continues to operate. These problematic concerns have prompted the Chief Building Official and staff to meet with the applicant's key development team including Safeway's project manager, architect and contractor to establish a positive action plan to ensure the safety of the public while construction activity continues. The discussion included relocating construction worker parking, staging of material, placement of protection barriers, exiting provisions for store patrons, and maintaining accessible parking. In addition, the developer was reminded of the submittal process for reviewing changes and revisions of approved plans. The meeting culminated in a review of the inspection request process and expectations. In order to aid in facilitating the aggressive construction schedule, the Building Division will accommodate the applicant's request to provide 7:00 a.m. daily inspections until completion of the project.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On September 6, the Planning and Building Director attended a meeting of the Planning Directors of Alameda County in Hayward, hosted by the City of Pleasanton. The directors discussed planned approaches to upcoming Housing Element preparation, and numbers/percent increases in permits issued for residential solar panel installations. Information was also shared about planning issues in the various cities in the county.

Chamber of Commerce Annual Meeting and Luncheon. The Planning and Building Director attended the Chamber's annual luncheon at the Hilton Garden Inn on September 25. The featured speaker was Claudia Cappio, Executive Director of the California Housing Finance Agency and former Planning and Building Director of Emeryville.

American Planning Association (APA) Northern California Chapter Board Meeting. Senior Planner Miroo Desai, as the State Diversity Director, attended the Northern California Section board meeting on September 5, and participated in a conference call on September 10.

Berkeley Urban Studies Student Association. On September 10, the Planning and Building Director made a presentation to this group of undergraduate urban studies majors at U.C. Berkeley about the history and development of Emeryville.

Orientation of New Planning Commissioners. On September 18, the Planning and Building Director, City Manager, and Assistant City Attorney oriented the two new Planning Commissioners, Brad Gunkel and Steven Keller, providing information on the role and responsibilities of the Planning Commissioner, conflict of interest law, and the Brown Act.

Skelly Officer Training. On September 23, the Planning and Building Director participated in training conducted by Human Resources on the role and responsibilities of a “Skelly Officer”, which is a third-party management employee who provides objective hearings for employees who are subject to disciplinary actions, and makes recommendations for further action.

Committee Staff Training. On September 25, Planning and Building staff attended a training session conducted by the City Clerk on the roles and responsibilities of advisory committee secretaries, including how to audio record meetings, and post agendas, minutes and recordings on the City’s website.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on September 19, and learned that the city has received grants for Christie Avenue Bay Trail Gap Closure and Emeryville Center of Community Life.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for 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 September 11 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

Change of Staff in the Planning Division. As previously noted, Arly Cassidy, who has served as the Planning and Building Department’s first Assistant Planner for the past five years, resigned effective September 30. Sara Billing has been hired to serve as a temporary Assistant Planner, effective October 1, while the recruitment for a permanent replacement is conducted. Sara has previously served as a temporary Planning Technician (a position that was replaced by the Assistant Planner position), and subsequently as a Planning Intern for the General Plan and Zoning Update, so she is familiar with Emeryville, including our codes and procedures. On September 13 and 26, Sara came into the office to receive a “brain dump” and training from Arly on the on-going projects and duties of the Assistant Planner, in order to ensure a smooth transition.

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

Planning and Building Department
Major Development Projects
September 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Nady Site 6701 Shellmound Street	Residential - 221 units Retail/amenity - 5,500 s.f. ±	PC study session tentatively 12/12/13.						
Marketplace Redevelopment Phase IB	Grocery store, retail, parking garage, realign Shellmound St.	PC study session tentatively 12/12/13.						
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 460 units Commercial 85,000 s.f.	PC study session 10/24/13.						
3706 San Pablo SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	Housing Committee recommend EAH Housing as developer 9/4/13. Council to decide on 10/15/13.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	Awaiting FDP application for hotel and retail. Grading permit issued 9/4/13.						
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.						
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.						
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.						
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.						
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	PC approved 9/26/13.						
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 approved 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; approved 8/22/13.						
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13.						
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; approval expired 9/22/13.						
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.						
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC to consider DA on 10/24/13 to lock in approvals for five years.						
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit application received 8/6/13. Approval pending easement to exit on Spur Alley.			PC - 12/13/12			
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit approved and ready to issue on 9/12/13.			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 IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			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			
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			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13.			CC - 5/19/11			
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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	TCO issued 8/9/13.			CC - 11/20/07			

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
September 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 250,000 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 October 24, 2013 and by City Council on November 19, 2013.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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. Received application for grading permit on August 19, 2013. Issued grading permit on September 4, 2013. Temporary use permit application for annual art show parking lot received on September 19, 2013.</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>Helen Bean Economic Development and Housing Department (510) 596-4355</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase IB</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Planning Commission study session tentatively scheduled for December 12, 2013.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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 approved on August 22, 2013.</p>	<p>Greg Pasquali Holliday Development (510) 588-5134</p>
<p>Sherwin Williams Urban Village 1450 Sherwin Avenue PUD13-001</p>	<p>Redevelopment of former paint factory site for approximately 460 housing units, 70,000 s.f. of office, and 15,000 s.f. of retail space, plus 2 acres of public open space.</p>	<p>Planning Commission study session scheduled for October 24, 2013.</p>	<p>Joe Ernst srmErnst Development Partners (510) 219-5376</p>
<p>Nady Site 6701 Shellmound Street</p>	<p>Redevelopment of former industrial site for approximately 221 housing units and 5,500 s.f. of amenity/retail space.</p>	<p>Planning Commission study session tentatively scheduled for December 12, 2013.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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
3706 San Pablo Avenue	Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project.	Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee recommended EAH Housing as developer on September 4, 2013; City Council to make final selection on October 15, 2013.	Catherine Firpo Economic Development and Housing Department (510) 596-4354

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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. Project is under construction.</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. Applicant intends to apply for building permit by December 31, 2013.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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. TCO issued on August 9, 2013.</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
September 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. Applicant is now seeking final certificate of occupancy.	Seth Krubiner (415) 602-3326

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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.	Geoffrey Sears Wareham Development (415) 457-4964
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
September 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. Building permit was approved on September 12, 2013. It is ready to issue pending payment of permit fees.	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. Project is under construction.	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 approved project on 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
September 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. Received building permit application on August 6, 2013. Approval is pending easement to use Spur Alley for exiting.	Craig Payne Pixar Animation Studios (510) 922-3090
Escuela Bilingüe Internacional 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. Granted temporary certificate of occupancy for Phase 2A on August 28, 2013.	John Horsh (510) 872-6182

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 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, and expired on September 22, 2013.</p>	<p>John Flores President (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>
<p>Broken Rack 5768 Peladeau Street UPDR13-003</p>	<p>Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.</p>	<p>Planning Commission approved September 26, 2013.</p>	<p>Marilyn and Wayne Boucher (510) 652-9808</p>

	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	34	9										64
Plumb., Elec., Mech.	27	44	14										85
Fire	10	11	4										25
MON. TOTALS	58	89	27	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	174
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834										\$4,864,223
Sub Permits	\$350,497	\$1,060,528	\$403,510										\$1,814,535
Commercial	\$4,184,610	\$2,222,862	\$1,653,649										\$8,061,121
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$14,739,879
FEES COLLECTED													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29										\$80,460.04
Building Standards Admin.	\$285.00	\$290.00	\$158.00										\$733.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04										\$16,042.97
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04										\$109,595.98
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53										\$121,735.99
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60										\$9,273.73
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64										\$25,224.68
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48										\$13,154.65
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90										\$12,332.28
S.M.I.P.	\$1,248.40	\$873.54	\$496.51										\$2,618.45
Microfiche	\$479.28	\$403.56	\$219.55										\$1,102.39
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09										\$27,506.18
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00										\$11,613.00
Bay-Shell	\$0.00	\$0.00	\$0.00										\$0.00
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00										\$18,755.54
School	\$1,132.70	\$0.00	\$0.00										\$1,132.70
Art Public Places	\$32,509.70	\$0.00	\$5,153.83										\$37,663.53
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00										\$16,579.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$505,524.11

BUILDING DIVISION INSPECTION LOG FY 13/14

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2013-2014												TOTAL
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	75%	211	167	198										576
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	90%	70	5	3										78
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	90%	40	25	35										100
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	0%	0	0	5										5
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0										0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	35%	43	36	15										94
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	35%	177	155	133										465
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	28%	159	134	122										415
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	10%	0	25	15										40
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233										1,018
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6										59
				1,096	989	765										2,850

¹Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.