

# CITY OF EMERYVILLE



## MEMORANDUM

**DATE:** November 1, 2008

**TO:** Patrick D. O’Keeffe, City Manager

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

**SUBJECT:** **Progress Report – October 2008**

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### **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 October meetings:

October 7, 2008:

- *Study Sessions:* The City Council held study sessions on the pros and cons of becoming a charter city, and on alternative revenue measures.
- *I-80 Pedestrian/Bicycle Crossing.* The Redevelopment Agency heard a status report and gave direction on selection criteria for the various crossing options, including further study of a tunnel option, and elimination of the “half bridge” option at the Ashby interchange.
- *Priority Development Area.* The City Council passed a resolution authorizing staff to submit an application with the Association of Bay Area Governments (ABAG) to designate a portion of the city as a “Priority Development Area” (PDA). This is in conjunction with the San Francisco Bay Region’s “Focusing Our Vision” initiative, a long-range regional planning effort to focus new development in areas where there is existing transit and plans for more housing. PDA status will make the City more competitive for planning grants, technical assistance, and capital infrastructure funds. The resolution was a follow-up to an information item on the September 2 Council agenda informing the Council of staff’s intent to file the application by the September 12, 2008 deadline. The deadline for the required resolution is October 31, 2008.
- *Building Valuation.* The Council introduced an Ordinance amending the building code to clarify how construction valuation is calculated (valuation is what building permit fees are based on.) The Ordinance also included several “clean-up” provisions in relation to the recent adoption of the new State Building Code. This ordinance was passed on October 21 and will take effect November 20.
- *Parks and Recreation Needs Assessment/Strategic Plan.* The Planning Director made a verbal report to the City Council on the Planning Commission’s unanimous vote at their September 25 meeting to recommend that the City undertake preparation of an assessment to determine whether the parks and open space facilities proposed in the

General Plan Update will adequately meet the parks and recreation needs of the community, to be followed by a strategic plan for the implementation of those facilities. Staff will be meeting to discuss this and will bring a recommendation to the City Council on November 18.

October 21, 2008:

- *Arts and Cultural Center.* The Redevelopment Agency appointed an 11-member Steering Committee to guide the preparation of a strategic plan for the Arts and Cultural Center.
- *Bicycle Parking.* The City Council introduced an Ordinance that requires long-term and short-term bicycle parking for residential and nonresidential uses, and gives a credit of one auto parking space for every six bicycle parking spaces, up to one-sixth of the total auto parking requirement. A second reading will be held on November 4, and the Ordinance will take effect in early December.
- *Noise Waiver for Anna Yates.* This is a request for a waiver of the Noise Ordinance to allow construction from 9:00 a.m. to 6:00 p.m. on six Saturdays between October 25 and November 29, 2008. The City Council did not have a quorum for this item, so it was continued to the November 4 meeting. Meanwhile, under the provisions of the Noise Ordinance, the City Manager has approved work on the two intervening Saturdays.
- ***Planning Commission.*** The Planning Commission considered the following items at its October 23 meeting:
  - *Planning Commission Schedule.* The Commission approved the schedule of meetings and associated dates for 2009.
  - *Quarterly Update on East BayBridge Center.* The Redevelopment Agency has authorized staff to negotiate with Safeway and Catellus to provide financial assistance to facilitate the conversion of the Pak N Save store to a “lifestyle” Safeway.
  - *Baker Metal and Ocean Avenue Townhomes, 1265 65<sup>th</sup> Street.* The Commission held a study session on a proposal to reuse the existing Baker Metal building for 6 live-work units, 11 residential units, 1,478 square feet of storage space and 600 square feet of ground level cafe space. The project also involves construction of 5 townhouses on a double fronted vacant parcel on Ocean Avenue and Peabody Lane (a private lane). This was the second study session on the project. The Commission generally appreciated the revisions made by the applicant and did not have further substantial comments regarding the design of the project. The Commission preferred “Option B” for fire access that involves acquisition of a fire lane on the neighboring property along the project’s eastern property line, rather than “Option A”, which would required fire trucks to exit via the Greenway.

- *HSP Parking Garage, 5900 Hollis Street.* The Commission held a study session to review a proposal to construct a 6-story 626-space parking structure near the intersection of 59<sup>th</sup> and Doyle Streets, adjacent to the Community Garden. A number of community residents expressed concern regarding the building's height, bulk and massing and a lack of transition between the Hollis business area and the residential area east of Doyle Street. Concerns were also expressed regarding the potential security issue of having a non-active use along the Greenway. A number of citizens who participate in the Community Garden expressed concern regarding the project's adverse impact on the garden. Most citizens, however, acknowledged the need for parking in the area. There was also concern expressed regarding circulation and increase in traffic on Doyle Street as a result of the proposed site plan. The Commission expressed concern regarding the project's lack of compliance with the North Hollis plan and viability of the proposed "green screen" of vines covering the building. One Commissioner commented that more information was needed on the project including parking needs of tenants and users of extra parking spaces that were being proposed. It was suggested that the owner should consider using parking lifts to increase the parking count on the site in lieu of a structure. One Commissioner also commented that a risk assessment study would be needed as there were potential air quality impacts on the nearby school. It was suggested that the applicant make a model of the structure in order to be able judge the design.
  
- *Bakery Lofts, Phase IV.* The Commission considered and denied a request to modify a Condition of Approval regarding undergrounding of utilities imposed by the Planning Commission as part of approval of a Conditional Use Permit, Design Review and parking variance for construction of 16 for-rent units, 2 live-work units and a 1,450 square foot café on a 12,339 square foot parcel on the east side of Adeline Street at 47<sup>th</sup> Street. The project was originally approved by the Commission on September 27, 2007. The same request had previously been denied by the Commission at their July 2008 meeting, but the applicant had missed the deadline to appeal the decision to the City Council, and so requested the Commission to consider the item again to restart the process.
  
- *Granite Expo, 4041-4065 Hollis Street.* The Commission approved a request to amend an existing parking variance to eliminate 10 indoor parking spaces to create an area for processing order pick-up, customer loading and temporary storage of customer purchases, allowing a total of 54 parking spaces where 99 are the required minimum. On September 28, 2006, a Conditional Use Permit and Design Review permit were approved to convert an existing warehouse into retail space, office and indoor parking area. The project included a parking variance to allow 64 parking spaces where 99 were the required minimum.
  
- *Bay Street Apartment Sign, 5684 Bay Street.* The Commission approved a Major Sign Permit to allow three sets of illuminated cabinet signs at the Bay Street Apartments (formerly "The Metropolitan").
  
- *Papermill Mixed Use Project, 5780 Hollis Street.* The Commission voted unanimously to recommend City Council approval of a Conditional Use Permit and Design Review for this project, which includes 166 residential units, 3 live-work units, 11,913 square feet of ground level flexible space units and 4,373 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and

north-south by Powell Street and Stanford Avenue. The existing two-story building on the western half of the site will be demolished. The brick façades on two sides of the existing one-story building on the eastern half of the site will be retained and incorporated into the proposed project. The existing City parking lot to the south of the site will be replaced by an extension of Stanford Avenue Park. The project will involve removal of 12 street trees: 10 street trees along the Powell Street frontage and 2 street trees along the Doyle Street frontage. The Commission included a condition that the City's consulting arborist should evaluate each tree prior to a decision to remove it.

- ***General Plan Update Steering Committee.*** The General Plan Update Steering Committee met twice in October.
  - *October 14, 2008.* The Steering Committee held a developers' forum to hear feedback on the Draft General Plan from Emeryville's development community. The developers who participated were:
    - Eric Hohmann, Director of Property Investments, Madison Marquette
    - Amir Massih, Vice President of Investments, Archstone
    - Rich Robbins, President, Wareham Development
    - John Wayland, Vice President of Development for BRE Properties in Emeryville

Each participant was provided in advance a copy of the Draft Plan Framework and other material to help them understand the basic proposals. At the meeting, staff gave an overview of the General Plan process and direction, which was followed by comments from the developers, and then an open discussion with the Steering Committee. Some developers voiced concern that the proposed changes to Floor Area Ratio (FAR) limitations would be too restrictive if above-grade parking is counted toward floor area, as proposed. Although there was support for height and density bonuses, some felt that the details need to be carefully worked out to make it worthwhile. There were questions about the economic model used to evaluate the plan and concerns about the need for greater certainty on development proposals. The Steering Committee Chair asked the developers to send additional comments to the Project Manager.

- *October 28, 2008.* The main objective of this meeting was to review drafts of Chapter 5: Urban Design and the Design Guidelines. Staff and consultants heard comments and suggestions. Also at this meeting Patricia Jeffery was reelected as Chair and Gail Donaldson was reelected as Vice Chair, and the future meeting schedule was discussed, as follows:
  - December 9, 2008 at 6:00 pm: Steering Committee meeting to review Draft General Plan (consolidated into one document) and Draft Design Guidelines, and to introduce the Steering Committee to Michael Dyett and Vivian Kahn who will be developing the zoning update portion of the project. Planning for a February 7 public open house will also be on the agenda.
  - January 27, 2009: Steering Committee meeting to prepare for the open house.
  - February 7, 2009: Public open house to present the Draft General Plan.
  - February 21, 2009: Possible date for joint meeting of the City Council and Planning Commission.

- ***Park Avenue District Advisory Committee.*** The committee did not meet in October. The next regular quarterly meeting will be on November 12.
- ***Bicycle/Pedestrian Subcommittee.*** At its October 6 meeting, the committee discussed timing of Bicycle Plan projects, Powell/I-80 pedestrian improvements, Horton traffic calming, Nelson\Nygaard's Alternative Transportation Study, bicycle parking on sidewalks, and bicycle sharing.
- ***Transportation Committee.*** Transportation Management Association director Wendy Sylvania attended the October 28 meeting. The Committee discussed bicycle sharing concepts, including past and present programs in Portland and Paris. City staff agreed to work further with the TMA staff on how it might work in Emeryville, but it was agreed that the City would want to work with a private vendor or a regional effort with other cities.
- ***I-80 Pedestrian/Bicycle Crossing Committee.*** At a marathon 3-hour meeting on October 20, the committee conducted a detailed ranking exercise of the various options, with a bridge at 65<sup>th</sup> Street rated highest, a bridge at Shorebird Park a close second, and a tunnel at Shorebird Park a distant third. The Committee decided to get the input of the Bicycle/Pedestrian Subcommittee at its December 1 meeting, and to hold a community meeting on December 6.
- ***South Bayfront Pedestrian/Bicycle Bridge Committee.*** At its October 23 meeting, the committee reviewed recent cost estimates showing the bridge over budget. After a detailed discussion about ways to reduce costs by modifying the park design and eliminating ramps and/or stairs on the east or west side, the committee decided to support the current design and request a budget increase from the City Council.
- ***Public Works Committee.*** On October 16, the committee reviewed options prepared by staff for an overpass across the railroad at the north end of town, and directed staff to bring the options to the full City Council for consideration.

## **II. Planning Division**

- ***Development Coordinating Committee.*** The DCC met on October 29, 2008 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Police and Fire Departments, the City Attorney's Office, and the City Manager discussing the following projects:
  - ***Pixar Phase II Building.*** It was suggested that the plaza at the corner of Park Avenue and Hollis Street have special sidewalk treatment such as brick pavers that would mirror the brick of City Hall. Fire Department staff pointed out that the turnabout in the parking lot needs to be revised to meet standards. It was also suggested that the "fedge" along Hollis be extended northwards such that it screened the transformer sited along Hollis Street. It was also suggested that the applicant submit colored renderings and demonstrate the visibility of the equipment on the roof from the street.

- *39<sup>th</sup> and Adeline Mixed Use Project.* This is a proposed 101-unit rental project on the Oakland border. Staff noted that the applicant would be required to underground utilities along the site frontage on Adeline Street and Yerba Buena Avenue as a condition of approval along with inclusion of a flue and grease interceptor in the café space. The Building Division suggested that an appointment be made with them to discuss exiting and accessibility issues. It was also suggested that the applicant install “bulbouts” along Adeline Street, and if the site was within the “Star intersection” improvement area, the applicant should make a contribution toward these improvements.
- *Architect’s Office, 5701 Hollis Street.* This is a proposal to reuse an existing small triangular building at Stanford Avenue and Hollis Street for an architect’s office. It was suggested that the brick on the building be exposed and that a sample be provided of the proposed perforated metal screen along with a soils report for the site. It was noted that a meeting needed to occur between staff and the applicant/owners regarding a possible land swap of the City parking lot for a portion of the adjacent Greenway.
- *Furniture Store, 6101 Christie Avenue.* This is a proposal to convert former office space into a consignment furniture store in the “Christie Commons” building. DCC members had no comments other than recommending that the applicant meet with the Building Division to determine whether a change of occupancy would trigger any improvements to the building.
- *Hilton Garden Inn Parking Controls, 1800 Powell Street.* It was noted that public parking would not be allowed at the Hilton Garden Inn because they have no excess parking beyond what is required under the Zoning Ordinance to serve hotel guests. Therefore, a proposal to install pay gates does not require a Use Permit as the parking would serve only the hotel uses, and is thus considered accessory to the hotel use. It was determined that the project required only a Design Review that would be conditioned to ensure that the existing parking was made available only to the patrons of the Hilton Garden Inn.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
  - *Papermill Project.* This project involves construction of 166 residential rental units and three live-work units with ground floor retail and flex space on the block bounded by Hollis, Powell, and Doyle Streets and Stanford Avenue. On October 2, staff met with the applicant to discuss mitigation measures resulting from the Mitigated Negative Declaration. As noted above, the project was approved by the Planning Commission on October 23, and will ultimately require City Council approval because it involves demolition of a “significant structure” under the City’s Preservation Ordinance. Council consideration is scheduled for November 18.
  - *Emery Station Greenway.* On October 15, the Planning Commission’s ad-hoc committee consisting of Commissioners Donaldson, Martin and Scheuerman met with staff and the applicant to discuss the design of the Greenway adjacent to the project. This was followed by a site visit by the committee on October 30. The Greenway is to be completed between Powell and 59<sup>th</sup> Street as part of construction of this proposed four-story office/research and development building.

- *39<sup>th</sup> and Adeline Residential Project.* This is a proposed 101-unit residential project on the east side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue, with a portion of the site in the City of Oakland. A Draft Environmental Impact Report (DEIR) was published jointly by the Cities of Emeryville and Oakland on May 14, 2008, and the public comment period ended on July 7, 2008. A Final EIR is now being prepared. The project will require approval from the Oakland City Planning Commission following review by its Design Review Committee (DRC), and from the Emeryville City Council following review by the Planning Commission. The Oakland City Planning Commission held a public hearing on the DEIR on June 18, and the Oakland Landmarks Preservation Advisory Board reviewed and commented on the project on July 14. The Oakland DRC reviewed the project on September 24 and directed the applicant to explore revisions to the design involving retention of the brick façade and a more prominent corner element at 39<sup>th</sup> and Adeline Streets. The applicant is now working on those revisions before the project is reviewed again by the Oakland Landmarks Board and DRC. A public hearing before the Emeryville Planning Commission is tentatively scheduled for December 11.
  
- *HSP Parking Garage.* Staff attended a community meeting organized by the applicant on October 20. About 15 – 17 people attended the meeting including Mayor Bukowski, Council Member Davis and Commissioner Scheuerman. The proposed six-story garage, adjacent to the Community Garden at 59<sup>th</sup> and Doyle Streets, is proposed to be covered with vines. It was suggested that vines would tend to be slow growing due the eastern exposure. It was also mentioned that vines such as ivy have a potential for creating habitat for rats. Concerns were expressed regarding impact of car exhaust on Greenway landscaping and edible plants in the Community Garden. One community member commented that the building was interesting even without the vines. Several in attendance cited the need for parking and spoke in support of the garage, but most were opposed due to the proposed building's size and massing.
  
- *Marketplace Redevelopment Project.* Applications for Final Development Plans (FDPs) for the 64<sup>th</sup> 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. On October 2, staff met with TMG Partners to discuss the status of the FDPs, and prepared letters for support for their applications for CALReUSE grants for the projects. Letters of support for the projects were also received from the Association of Bay Area Governments (ABAG)/ Metropolitan Transportation Commission (MTC) in conjunction with the City's recent application for Priority Development Area (PDA) status.
  
- *AC Transit Hydrogen Energy Station, 45<sup>th</sup> Street.* A Conditional Use Permit and Design Review application was submitted on September 24, 2008 to install a hydrogen fueling station. A study session was held by the Planning Commission on September 25, a community meeting is scheduled for November 15, and a City Council study session is scheduled for November 18. The application is incomplete; staff has requested additional documents.

- *Glashaus*. On October 22, staff signed off the Temporary Certificate of Occupancy for Phase III of the podium building. The applicant is expected to request a Final Certificate of Occupancy for the project by the end of November.
- *Furniture Store, 6101 Christie Avenue*. A Conditional Use Permit application was submitted for review on October 20 for a retail use (consignment furniture store) in an existing building that was formerly used as office. As noted above, it was considered at the October Development Coordinating Committee, and is tentatively scheduled for consideration at the December 11, 2008 Planning Commission meeting.
- *Hilton Garden Inn Parking Controls, 1800 Powell Street*. A Conditional Use Permit application was submitted for review on October 16 to create paid public parking within the Hilton parking lot. Staff is researching the parking situation to determine whether this proposal is feasible.
- *Site B Mixed Use Development*. Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.
- *Emeryville Center of Community Life*. On October 24, Planning staff attended a meeting of the working group for this multipurpose school and community facility, now planned to be developed on the Emery Secondary School (formerly Emery High School) site on San Pablo Avenue between 47<sup>th</sup> and 53<sup>rd</sup> Streets.
- *AgeSong Senior Living Project*. Staff approved rearrangement of parking to eliminate lifts, and wrote an article on the project for the Emeryville News and Activity Guide.
- ***Administrative Cases and Activities.***
  - *Design Review:*
    - *Site Improvements, 4221 Hollis Street*. A minor design review application for site improvements including new fencing, lighting, and bike and car parking was approved on October 14, 2008.
    - *Novartis Building F, 1403 Stanford Ave*. A minor design review application to complete the infill of windows on the building was approved on October 10, 2008.
    - *Fuzio's Restaurant, 5959 Shellmound, #210*. A minor design review application was submitted on October 16, 2008 for a tenant improvement to a restaurant space at the Public Market. Staff has requested more landscaping and is waiting for a second submittal (pending).
  - *Signs:*
    - *Blue Sky Family Club, 6005 Shellmound Street*. A minor sign application was submitted on September 23, 2008 for one wall sign and two blade signs. Small modifications were requested; updated renderings have not been submitted (pending).



- ▶ *Wing Stop, 4103 San Pablo Avenue.* A minor sign application for one wall sign, one awning, two window signs and window graphics was approved on October 31, 2008.
- *Subdivisions:*
  - ▶ *47<sup>th</sup> Street Condominium, 1043 47<sup>th</sup> Street.* A minor subdivision application for a one lot subdivision for two condominiums. The application is not complete; staff is waiting for submittal of both floor plans and complete site plans (pending).
  - ▶ *Parcel Map Application, 1001 42<sup>nd</sup> Street.* An application to merge 5 parcels into 3. The submitted parcel lines would be non-conforming; staff is waiting for the applicant's decision on how to proceed (pending).
- *Code Enforcement:*
  - ▶ *Insider's Outlet, 4052 Watts Street.* Staff has sent a letter demanding the removal of unpermitted signs by November 6, 2008 and will check the property at that point (pending).
  - ▶ *Black and White Liquor, 4051 San Pablo Avenue.* Sign violations have been reported in the past. The Manager claims that some signs have been removed from the windows. Staff made a visit to the property on October 29, 2008 to measure all windows and signs and take pictures, in order to determine if violations exist (pending).
  - ▶ *Thai Décor, 1605 63<sup>rd</sup> Street.* Sign violations were reported for this property. Staff has visited the property to take pictures, and will follow up with a Notice of Violation letter (pending).
  - ▶ *Bank of America, 4130 San Pablo Avenue.* New signs were installed on October 3, 2008, at which point staff noticed a difference between what was approved and what was installed. Staff is working with the sign company to have corrections made; work should be completed by Monday, November 3, 2008 (pending).
  - ▶ *DeNoise, 1501 Powell Street.* Staff noticed roof signs that are not permitted; a site visit turned up two additional unpermitted signs. Staff will send a Notice of Violation letter (pending).
  - ▶ *Arizmendi, Starbucks, and Los Cantaros Taqueria, The Promenade, San Pablo Avenue.* Staff received a complaint regarding A-frame signs in the public right of way on October 24, 2008. Upon consideration, staff determined that Business Signs, including A-frame signs, are permitted on private property, but not in the public right of way. Staff will send letters to this effect (pending).

- *Advanced Planning Projects.*

- *General Plan Update.* Early in the month the Project Manager coordinated peer review of the draft Design Guidelines and transmitted consolidated comments to Dyett & Bhatia. The Project Manager prepared a Power Point presentation for the Developers' Forum at the October 14 Steering Committee meeting. The Project Manger also continued coordination with Dyett & Bhatia on production, budget and schedule. An Executive Committee meeting was held on October 28, 2008, to plan the process for the months ahead.

The Project Manager prepared a draft City Council resolution authorizing the City Manager to apply to ABAG for Priority Development Area designation in Emeryville and transmitted the resolution to ABAG upon its adoption. The Project Manager also continued participation with the Public Information Task Force and coordinated with Planning Division staff to prepare three articles for the Winter/Spring issue of the Emeryville News and Activity Guide. The articles were on Pixar's plans for a new building, the construction of AgeSong assisted living facility, and highlights on the Draft General Plan.

- *Zoning Update.* December 9 has been established as the date to kick off the zoning update with the General Plan and Zoning Update Steering Committee.
- *Housing Element.* Staff is working on revising the Draft Housing Element to respond to comments received by the State Department of Housing and Community Development. This includes developing a more detailed inventory of sites for future housing.
- *Alternative Transportation Study.* Stakeholder interviews were completed. Staff and consultants discussed updating the scope of work to respond to the interviews and General Plan progress.
- *North Hollis Area Parking Study.* Staff reviewed a draft parking management implementation plan for the North Hollis Area and held a conference call with WSA on October 28 to discuss it.
- *I-80 Pedestrian/Bicycle Bridge.* Team members met on October 9 and discussed the need for community meetings, the City Council's actions on the project on October 7, and planning for the upcoming committee meeting on October 20 where the various freeway crossing options will be ranked.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff assisted Economic Development and Housing staff in preparing a grant application for the bridge.
- *Bicycle Planning with Berkeley.* Staff sent the new Bicycle Parking Ordinance to Berkeley and Oakland staff. A dialog ensued with Berkeley's new Bicycle Coordinator (who co-authored the American Pedestrian and Bicycle Professionals' Bicycle Parking Guidelines) regarding using the ordinance with the guidelines and connecting the Ninth Street Bicycle Boulevard in Berkeley to the Emeryville Greenway.

- *Comprehensive Streetscape Design.* On October 8, staff conducted a field visit with WRT on the comprehensive streetscape design for Powell Street between Christie Avenue and Frontage Road, to optimize travel by all modes at the major gateway to the city from the I-80 freeway. Staff and consultants walked the entire area, viewed existing conditions, and discussed possible improvements.
- *Grade Separations.* Staff from Public Works, Economic Development and Housing, and Planning met on October 9 to finalize options for an overpass across the railroad tracks at 67<sup>th</sup> Street in place of the current grade crossings at 65<sup>th</sup>, 66<sup>th</sup>, and 67<sup>th</sup> Streets. This was in response to direction from the City Council at their study session on “Railroad Quiet Zones” on July 15. Two options were selected for presentation to the Public Works Committee on October 16 (see above).
- *Parks and Recreation Needs Assessment/Strategic Plan.* On October 30, the City Manager, City Attorney, Planning Director, General Plan Update Project Manager, Community Services Director, Public Works Director, Economic Development and Housing Director, and Finance Director met to formulate a recommendation to be presented to the City Council on November 18 for preparation of a parks and recreation needs assessment and strategic plan. This was in response to direction from the Planning Commission at their September 25 meeting.
- *Park and Open Space Funding.* On October 2, staff met with Niccolo DeLuca of Townsend Public Affairs to discuss possible funding sources for park land acquisition.
- *BART Shuttle Facilitation Pilot Program.* On October 30, staff met with representatives of BART and the Emeryville Transportation Management Authority, operators of the Emery Go-Round, to discuss BART’s shuttle facilitation pilot program. Improvements to the Emery Go-Round stop at the MacArthur BART station, and possible renaming of that station to “North Oakland/Emeryville” or “Temescal/Emeryville” were discussed.
- *Street Furniture.* Staff met with Economic Development and Housing staff regarding an integrated approach to street furniture selection.
- *Preservation.* Staff began surveying non-residential properties for architectural significance using the criteria in the Preservation Ordinance.
- *Residential Open Space Requirements.* Staff recommended additions to the draft city-wide Design Guidelines and new Zoning Ordinance based on staff ideas for open space requirements.
- *Staff Approvals Ordinance.* Since the Zoning Ordinance update should be complete within the next year, it has been decided to fold this ordinance into that effort.
- *State Office of Planning and Research Survey.* Staff researched the Climate Change Committee’s draft plan in preparation for responding to this survey.

### III. Building Division

- The attached tables summarize the fourth month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of October a total of 87 permits have been issued, based on a total valuation of \$8.9 million and generating about \$233,000 in fees. During the same period, 605 inspections have been conducted, of which 374 (about 61%) were related to major projects, and 231 (about 39%) 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 Glashaus residential projects. Construction continues on other major projects, including Adeline Place, Doyle Hollis Park, Oak Walk, West Elm Furniture, Age Song Assisted Living, Site B excavation and shoring, and Bridgewater remodel (63 units). Major tenant improvement projects and upgrades under construction include Bionovo Lab, Novartis BCB, Bayer (3<sup>rd</sup> floor), Joint Bio Energy Institute (JBEI) (4<sup>th</sup> floor), and Amyris, (1<sup>st</sup> and 2<sup>nd</sup> floors), all at Emerystation East located at 5885 Hollis Street; Watergate Tower 1 at 1900 Powell Street; and Bay Street, Building A expansion joints repairs. The Building Division anticipates several new development projects in 2008-09 including San Pablo Townhouses, Papermill Project live-work/residential, Flatiron Project, MacArthur San Pablo Mixed Use Project, and Bakery Lofts Phase IV.
  
- 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 October include:
  - *Age Song Assisted Living* – 4050 Horton Street, superstructure.
  - *Pixar* – 1250 53<sup>rd</sup> Street, voluntary seismic upgrade.
  - *Amyris Pilot Plant* – 1355 59<sup>th</sup> Street, seismic upgrade.
  - *AMC Theatres* – 5614 Bay Street, accessibility upgrade.
  - *Novartis* – 6455 Christie Avenue, tenant improvements.
  - *Bridgewater Condominiums* – 6400 Christie Avenue, remodel 10 units.
  - *National Holistic Institute* – 1290 59<sup>th</sup> Street, demolition, seismic upgrade.
  - *Michael's* – 3991 Hollis Street, tenant improvements, remodel of existing storeroom.
  - *Emerystation East* – 5885 Hollis Street, tenant improvements for spec lab.
  - *Novartis Building H* – 5301 Horton Street, tenant improvements.
  - *Wingstop* – 4133 San Pablo Street, tenant improvements for restaurant.
  - *Bay Street, Building A* – 5616 Bay Street, repair existing expansion joints.
  - *Bionovo* – 5858 Horton Street, 4<sup>th</sup> floor, tenant improvements for laboratory.
  - *Doyle-Hollis Park* – 1333 62<sup>nd</sup> Street.
  - *Novartis BCB* – 6455 Christie Avenue, tenant improvements.
  - *Gateway Project* – Feasibility study with Fire Department and Building Division staff.
  - *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 and site visits were held in October 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.
  - *Glashaus, Podium and Townhouses* – 1289 65<sup>th</sup> Street, 145 residential units over parking.
  - *Oak Walk Single Family Dwelling Rehabilitation* – 1077-1089 41<sup>st</sup> Street, 5 houses.
  - *Oak Walk Mixed Use Project* – 40<sup>th</sup> Street and San Pablo Avenue, 54 residential units and retail space in three new buildings.
  - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units.
  
- Construction is proceeding on the following major projects:
  - *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 41<sup>st</sup> 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/61<sup>st</sup>/Hollis/62<sup>nd</sup> Streets.
  - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
  - *Glashaus* – 1289 65<sup>th</sup> Street; 11 townhouse buildings and podium; 145 residential units and 50 public parking spaces; Greenway site improvements between 65<sup>th</sup> Street and Ocean Avenue.
  - *Vue 46 (Flecto)* – 46<sup>th</sup> 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 October:
  - *Blue Sky Family Club* – 6005 Shellmound Street, #200. (CO)
  - *Amyris (North and South)* – 5885 Hollis Street, 1<sup>st</sup> and 2<sup>nd</sup> floors. (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, WC<sup>3</sup>. In October, these procedures facilitated the following submittals:
  - Same day plan check/permit issuance (fast track) for 7 submittals.
  - Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 6 applications submitted.
  
- Building Division staff fielded a total of 277 counter contacts and 240 telephone queries in October.

- The Building Division performed 605 inspections in October. This is an average of 201 field inspections per month by the Building Division's three building inspectors (one City staff and two WC<sup>3</sup> staff), or 9 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 October 24, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Piedmont. It featured a presentation by ABAG staff of Projections '09, which will be based on two scenarios: "Scattered Success" and "Focused Future". The intent is to meet future Bay Area regional targets to reduce driving, reduce traffic congestion, reduce air pollution, limit greenfield development, and increase transit access to jobs and essential services by 2035.
- *Railvolution Conference.* On October 27, the Planning and Building Director participated in a mobile workshop of the San Pablo Avenue 72 Rapid Bus, sponsored by AC Transit, by describing development occurring along the San Pablo transit corridor and throughout Emeryville, and by presenting and discussing the transit-oriented concepts of the General Plan Update. Railvolution is a national conference on transit and land use planning that has been held annually since 1995. This year's conference was in San Francisco.
- *State Data Center Meeting.* Associate Planner Diana Keena attended a meeting of the State Data Center (a Department of Finance office that distributes Census data) at the Sacramento Area Council of Governments in Sacramento on October 28. Census staff addressed the 2010 decennial program, geographic programs including mapping and addresses, and the American Community Survey.
- *Disabled Access Legislation.* The 2007-08 legislative session has ended with the passage of SB 1608, a bill that amends state disabled access requirements. The bill creates the California Commission on Disability Access to conduct investigations and issue reports to the Legislature on the effectiveness of state accessibility codes and quality of code enforcement. It also enacts requirements after January 1, 2009 for architects to complete disability access continuing education as a condition of license renewal. Inspectors, plans examiners, and building officials must complete 8 hours of continuing education relating to

disability access requirements among the currently required 45 hours of continuing education each three years. The bill requires local agencies, including the City of Emeryville, to employ at least one building inspector who is a Certified Access Specialist (CAsp) by July 1, 2010, and to employ a “sufficient number” of CAsp building inspectors by January 1, 2014. Local agencies may establish or increase inspection fees to offset the costs of complying with these provisions.

Historically, the International Code Council (ICC) has issued nationally recognized certifications for building inspectors, plumbing inspectors, mechanical inspectors, electrical inspectors, plans examiner, etc. Each certification required passing a 4 hour exam at a cost of \$120, renewable every three years for additional charges, to comply with the ICC certification maintenance program and California Health and Safety Code Section 18949.29.

Conversely, CAsp applicants must submit a completed application to the Division of the State Architect (DSA) with a \$500 fee. Applicants determined to be eligible are scheduled for the examination for a fee of \$800. Those passing the 2.5 hour closed book exam are issued a certification upon remittance of a \$300 fee. The total fee for the application, examination and certification is \$1,600. At present this is a voluntary certification program. However, as noted above, SB 1608 requires all local jurisdictions to employ at least one building inspector who is a certified specialist by July 1, 2010, and a “sufficient number” by January 1, 2014.

- *U.C. Berkeley Urban Design Studio.* For the third time, Professor Michael Southworth’s graduate studio in urban design will be studying Emeryville. Students will tackle various design projects, including how to make the Powell Street corridor more bicycle, pedestrian, and transit friendly; developing a high-rise district in the Powell-Christie area; developing transit-oriented development around the Amtrak station; neighborhood preservation in the Triangle and Doyle Street neighborhoods; and making Emeryville “greener” through the use of rooftops, streets, open space, and daylighting Temescal Creek. Previous classes came to Emeryville in 2005 and 2006, when presentations were made to the City Council, the students’ work was displayed at City Hall, and a booklet of their designs was prepared. Similar activities are anticipated this year. Staff will meet with the students on November 5 to discuss their projects.
- *Granicus Training.* Assistant Planner Arly Cassidy and Administrative Secretary Ann Grice completed a half-day training of the Granicus MediaManager software which allows minute takers to link their notes to times within the audio and video recording of meetings, for future video streaming of Planning Commission meetings over the Internet.

## **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
<b>PERMITS ISSUED</b>													
Building Permits	32	32	31	29	0	0	0	0	0	0	0	0	124
Plumb., Elec., Mech.	63	48	34	48	0	0	0	0	0	0	0	0	193
Fire	2	14	15	10	0	0	0	0	0	0	0	0	41
<b>MON. TOTALS</b>	97	94	80	87	0	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	358
<b>VALUATION</b>													
Residential	2,034,067	239,738	191,125	758,018	0	0	0	0	0	0	0	0	3,222,948
Sub Permits	824,805	400,932	378,763	190,016	0	0	0	0	0	0	0	0	1,794,516
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	0	0	0	0	0	0	0	0	60,189,374
<b>MON. TOTALS</b>	13,622,064	35,957,715	6,732,322	8,894,737	0	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	65,206,838
<b>FEES COLLECTED</b>													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333,219.63
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425,837.45
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	201,700.02
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,203.71
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,141.29
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,652.34
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,422.50
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,275.87
Microfiche	1,090.31	1,990.50	516.67	697.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,294.53
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,844.32
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,195.20
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,331.13
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,211.19
School	5,678.17	43,800.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,478.29
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,477.37
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>MON. TOTALS</b>	452,153.06	744,638.91	168,452.61	233,040.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												<b>FISCAL YEARLY TOTAL</b>	1,598,285





**Planning and Building Department**

Major Development Projects

October 2008

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W Hollis betw Park Ave. & 53rd St.	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08.						
<b>Arts and Cultural Center</b> 4060 Hollis Street	Space for Celebration of Arts, PCPA, Historical Society	PC study session 3/22/07. CC approved strategic plan contract 6/3/08.						
<b>Transit Center</b> NW Horton & 59th Sts.	Public parking, 160,000 to 250,000 s.f. office/lab/retail	PC study session 3/22/07. CC study session 12/18/07.						
<b>Gateway @ Emeryville</b> 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.						
<b>Pixar, Phase II</b> NE Park Ave. & Hollis St.	Production building - 145,000 s.f.	PC study session on FDP 8/28/08. PC hearing tentatively 12/11/08.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	CC study sessions 12/18/07 and 6/3/08. PC study sessions 7/24/08 and 9/25/08.						
<b>Baker Metal Live-Work</b> 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.						
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	DEIR comment period ended 7/7/08. FEIR being prepared. PC hearing tentatively 12/11/08.						
<b>Bay Street "Site B"</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.						
<b>Marketplace Redevelopment</b> 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.						
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
<b>Papermill Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC hearing 11/18/08.			PC - 10/23/08			
<b>MacArthur San Pablo Mixed Use</b> San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC approved 11/15/07; CC approved 12/4/07. PC to consider 1-year extension on 12/11/08.				CC - 12/4/07		
<b>4520 San Pablo Townhouses</b> NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved one-year extension 1/24/08.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	CC approved GPA 10/16/07; rezoning 11/20/07. Building permit application filed 12/19/07.			CC - 11/20/07			
<b>Flatiron Building</b> 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit application submitted 10/16/08.			CC - 3/6/07			
<b>Christie Park Towers</b> 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
<b>Doyle Hollis Park</b> Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
<b>AgeSong Assisted Living</b> 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			
<b>West Elm Furniture</b> 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Foundation permit issued 2/14/08. Shell/superstructure permit issued 6/27/08.			CC - 8/7/07			
<b>Oak Walk Mixed Use Project</b> 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			
<b>Adeline Place ("Check Cashing")</b> 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			
<b>Glashaus Townhouses/Parking</b> SE 65th & Hollis Sts.	145 units, retail, and 50 public parking spaces	TCOs for 12 buildings issued April 2007-August 2008. Remainder under construction.			PC - 12/8/05			
<b>1401 Park Avenue</b> 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			
<b>Vue 46 ("46th Street Lofts")</b> 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	PCPA =	Pacific Center for Photographic Arts
DR =	Design Review	PDP =	Preliminary Development Plan
EIR =	Environmental Impact Report	PUD =	Planned Unit Development
EUSD =	Emery Unified School District	RFP =	Request for Proposals
EYSAC =	Education and Youth Services Advisory Committee	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**October 2008**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<b>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant 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
<b>Oak Walk Mixed Use Project</b> 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, up to 62 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 <sup>st</sup> 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 <sup>st</sup> 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 <sup>st</sup> Street relocated to new location at corner of Adeline & 40 <sup>th</sup> 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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**October 2008**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Bay Street - Site B</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
<b>MacArthur San Pablo Mixed Use</b> 3706-3722 San Pablo Avenue UP06-14 and DR06-15	New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37 <sup>th</sup> Street and West MacArthur Blvd. Site is partially in Oakland.	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 Planning Commission on December 11, 2008.	Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977
<b>Marketplace Redevelopment</b> Phase I – Shellmound Building Southeast corner of 64 <sup>th</sup> 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. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.	Denise Pinkston TMG Partners (415) 772-5900
<b>Marketplace Redevelopment</b> 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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**October 2008**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Transit Center</b> 59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station) UP07-02 and DR07-03	Mixed use transit-oriented development and public parking structure with 160,000 to 250,000 square feet of office/lab/retail space, and 550 to 660 parking spaces in a 144 to 169 foot tower.	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.	Geoffrey Sears Wareham Development (415) 457-4964
<b>West Elm Furniture Store</b> 5602 Bay Street FDP007-01	Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.	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.	Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager
<b>RESIDENTIAL AND LIVE-WORK PROJECTS:</b>			
<b>Papermill Project</b> 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 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 hearing scheduled for November 18, 2008.	Amir Massih Archstone Smith (415) 503-2207

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**October 2008**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>39<sup>th</sup> and Adeline Residential Project</b> East side of Adeline Street between 39 <sup>th</sup> Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	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 in preparation. Planning Commission hearing tentatively scheduled for December 11, 2008.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	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.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>4520 San Pablo Townhouses</b> Northeast corner of San Pablo Avenue and 45 <sup>th</sup> 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.	Ramiro Marini (415) 307-8107
<b>Vue 46</b> (formerly "46 <sup>th</sup> Street Lofts" or "Flecto") 46 <sup>th</sup> & 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 <sup>th</sup> Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.	Study Session held by Planning Commission on September 28, 2000. Emeryville is lead agency for CEQA. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Building plans being revised by applicant which will require new application for plan check. Demolition permit issued 2002, and interior demolition is substantially complete. Dispute with financial partner has been resolved. 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. Demolition work is complete. 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

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<p><b>1401 Park Avenue</b>            (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>
<p><b>Adeline Place (“Check Cashing”)</b>            San Pablo Avenue/W. MacArthur Boulevard/Adeline Street            UP05-05 and DR05-05</p>	<p>36 residential units with 2,400 s.f. of retail.</p>	<p>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.</p>	<p>Placeworks LLC            Stuart Rickard            (510) 499-9400</p>
<p><b>Bakery Lofts Phase IV</b>            Southeast corner of 53<sup>rd</sup> and Adeline Streets            UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called “Phase III”. Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Oakland project was approved by Oakland City Planning Commission on August 1, 2007. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007. Rezoning 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 conditions of approval regarding undergrounding of utility wires was denied by the Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by the Commission on October 23, 2008.</p>	<p>John Protopappas            Madison Park Financial            (510) 452-2944</p>



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<p><b>Glashaus Townhouses/Public Parking Project</b>            1289 65<sup>th</sup> Street            UP05-03 and DR05-03</p>	<p>145 residential units and 50 public parking spaces on former industrial site on south side of 65<sup>th</sup> Street between Hollis Street and the Greenway. Project includes construction of Greenway between 65<sup>th</sup> Street and Ocean Avenue.</p>	<p>Approved by Planning Commission on December 8, 2005. Building permit application for townhouses submitted on January 27, 2006. Building permit application for lofts/garage submitted on March 10, 2006. Issued superstructure building permit for Building 1 in townhouse phase on July 3, 2006; for Buildings 10 and 11 on August 16, 2006; for Building 3 on October 30, 2006; for Building 6 on January 11, 2007; for Buildings 8 and 9 on February 15, 2007; for Building 7 on March 20, 2007; for Building 4 and 5 on May 25, 2007; for Building 2 on July 13, 2007; and foundation only permit for lofts/garage on August 31, 2006. Redevelopment Agency approved acquisition of 50 space public parking garage on August 15, 2006. Issued “podium” level building permit (partial) for lofts/garage on December 28, 2006. TCO issued for Townhouse Building 11 on April 19, 2007; for Building 10 on May 8, 2007; for Building 3 on June 21, 2007; for Building 6 on July 26, 2007; for Building 8 on September 11, 2007; for Building 9 on September 13, 2007; for Building 7 on September 21, 2007; for Building 5 on November 19, 2007, Buildings 1 and 4 on February 5, 2008; and for Building 2 on March 4, 2008. TCO for temporary sales office issued on June 25, 2008. TCO for Phases 1 and 2 in lofts (“podium”) building issued on August 21, 2008.</p>	<p>Pulte Homes            Mike Kim            (925) 249-3280</p>
<p><b>Christie Park Towers</b>            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. Inspections occurring as requested. Staff is working with applicant and adjacent property owner to resolve access and easement issues. 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>

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<b>OFFICE/HIGH TECH PROJECTS:</b>			
<b>Emery Station Greenway</b> 5812-5860 Hollis Street	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 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.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Pixar Animation Studios, Phase II</b> 1200 Park Avenue PUD03-01	New production building of about 145,000 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 public hearing tentatively scheduled for December 11, 2008.	Tom Carlisle Pixar Animation Studios (510) 752-3333
<b>OTHER:</b>			
<b>Doyle Hollis Park</b> Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09	New community park of about 1.25 acres on former "Dutro" site.	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.	Ignacio Dayrit, CED Coordinator (510) 596-4356

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<b>Flatiron Building</b> 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
<b>AgeSong Assisted Living</b> 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	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.	Ali Kia Shabahangi AgeSong (415) 431-8143
<b>Emeryville Center of Community Life</b> PG&E property on west side of Hollis between Park Avenue and 53 <sup>rd</sup> Street, and various school sites.	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; recreation and fitness programs; and a new Police Department headquarters.	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 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 2008-09.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<b>Emeryville Arts and Cultural Center</b> 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

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<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255