



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: December 1, 2013

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – NOVEMBER 2013**

HIGHLIGHTS OF THE MONTH

The City Council adopted the 2013 State Building Code with local amendments pertaining to administrative procedures and fire sprinkler requirements. The new building code will take effect January 1, 2014.

The proposed Sherwin Williams Urban Village project was reviewed by the Park Avenue District Advisory Committee on November 13 and by the Parks and Recreation Committee on November 20. A City Council study session is scheduled for December 3. The project would redevelop the former Sherwin Williams paint factory site into a mixed-use project with about 460 housing units, 70,000 square feet of office, and 15,000 square feet of retail space.

On November 4, the Bicycle/Pedestrian Advisory Subcommittee reviewed the proposed “Phase IB” of the Marketplace Redevelopment Project, which includes the relocation of Shellmound Street and construction of a retail/parking structure and a new grocery store. The project is scheduled for a Planning Commission study session on December 12.

A community meeting on the proposed 260-unit residential project on the “Nady Site” at 6701 Shellmound Street was held on November 21. This project is also scheduled for a Planning Commission study session on December 12.

Three community workshops for the Emeryville-Berkeley-Oakland Transit Study (EBOTS) were held on November 7 in West Oakland, November 9 in West Berkeley, and November 12 in Emeryville. Staff discussed the study with the Transportation Committee on November 26, and a Planning Commission study session is scheduled for December 12.

The Chief Building Official attended the annual California Association of Code Enforcement Officers (CACEO) conference in South Lake Tahoe. Planning staff attended meetings of the Bay Area Planning Directors in Oakland and the Alameda County Planning Directors in Hayward.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

November 5, 2013

Capital Improvement Program. The City Council held a study session to establish policies and priorities for the Capital Improvement Program. The Council established infrastructure and facility maintenance, public health and safety, parks and open space, and pedestrian and bicycle connectivity as priorities. In addition, the Council directed staff to consider geographic equity as well as availability of outside funding, and to develop strategies for funding both large and small projects.

Building Code Introduction. The Council introduced two ordinances amending the Emeryville Municipal Code to adopt the 2013 State Building Code with local amendments, one amending the Building Regulations in Title 8, and the other amending the Fire Code in Chapter 5 of Title 4. Local amendments pertain to administrative procedures and fire sprinkler requirements.

November 19, 2013

Building Code Adoption. The two ordinances introduced on November 5 to adopt the 2013 State Building Code were passed on the consent calendar and will take effect on January 1.

PLANNING COMMISSION

The Planning Commission does not meet in November; its next regular meeting will be on December 12.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its meeting on November 13, the committee discussed Sherwin Williams site development; a parade on Park Avenue on December 6; the need to keep parking on Park Avenue Plaza and to clean the plaza; connecting a street artists' liaison with Estria Foundation for murals; branding the district with sponsored banners, and the possibility of a dog park under the 40th Street Bridge adjacent to Target.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in November; its next regular quarterly meeting will be on January 22.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its November 4 meeting the BPAC reviewed plans and provided comments to the developer for Phase IB of the Marketplace Redevelopment project. Plans currently include using "sharrows" on Shellmound Street and reducing speeds to 15 mph, and using raised "table-top" crosswalks to facilitate the shared use of the street and slow vehicular traffic. Concerns were expressed about the challenge of reducing speeds and diverting traffic from Shellmound, which

functions as a main throughway across Emeryville. Committee members discussed the proposal to remove existing bicycle lanes and replace them with sharrows. A motion to look at the inclusion of buffered bike lanes (such as a “cycletrack”) along this stretch of Shellmound was passed unanimously. Staff member Kevin Laven also reported on the planned application for a Bay Area Air Quality Management District bike rack grant which may provide up to \$12,000 for new racks, and requested that BPAC members contact him if they have suggestions for new rack locations.

TRANSPORTATION COMMITTEE

At its November 26 meeting, the committee discussed the Emeryville-Oakland-Berkeley Transit Study, noting time and fare savings to San Francisco from West Oakland BART, the need for AC Transit service to the Marina, and the need to postpone the next county sales tax measure vote to 2016 so North County improvements can be added.

PARKS AND RECREATION ADVISORY COMMITTEE

At its November 20 meeting, the committee heard an update on riprap at Point Emery, and discussed parks on the Sherwin Williams site plan, noting the need for visual connections and events to bring people to the interior parks, and the need for noise, shadow and wind studies of the park sites.

COMMUNITY EVENTS COMMITTEE

Several events were reviewed during the November 6 Events Committee meeting. Planning had no comments, and no concerns were raised by anyone in attendance.

DEVELOPMENT COORDINATING COMMITTEE

There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting will be on December 11.

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 November are discussed below.

Sherwin Williams Urban Village. As noted above, the project was reviewed by the Park Avenue District Advisory Committee on November 13. The Committee asked about the construction phasing of the project and felt that the public open space area should be built early in the process rather than at the end. In addition, the proposed mix of uses was discussed and it was agreed that ground level spaces on both sides of the “central green” should be “flexible” spaces

that would allow a variety of commercial uses and not just be retail or residential. The Committee suggested that the applicant should try to find a tenant for a restaurant now so that the space could be built to meet the specific needs of the tenant. It was stated that the design of the individual buildings should be in compliance with the fenestration and visual connection guidelines of the Park Avenue District Plan.

The project was also reviewed by the Parks and Recreation Committee on November 20. The Committee asked and was provided clarification regarding the type of commercial uses that were envisioned around the central green. A concern was expressed regarding attracting viable retail tenants at this location especially if the pedestrian bridge over the railroad tracks connecting to Bay Street does not get constructed. Temescal Alley in Oakland was suggested as a potential model for having small, successful retail shops despite its out-of-the-way location. The Committee also suggested that the applicant look at the programming of Doyle Hollis Park as it has been very successful in terms of its usage. The Committee stated that given the location of the project site, the open areas will need to be actively publicized so that citizens in other parts of the City will know about them. Holding City-sponsored events would be one way to advertise parks within the site. The Committee felt that programming of the open spaces would be important, as will visual connections between them. Overall, the Committee was glad that this project would provide publicly accessible open areas with different programs that would suit both children as well as adults.

Staff met with the applicants and their designers on November 21 to review the site plan in light of the committees' comments as well as those of the Planning Commission at the October 24 study session. The project will also be reviewed at a study session of the City Council on December 3.

Marketplace Redevelopment Project, Phase IB. The project was reviewed by the Bicycle/ Pedestrian Advisory Subcommittee on November 4. The subcommittee in general thought that the project was a good opportunity to improve the bicycle and pedestrian connection in the area. There was a lot of discussion on treatments for bicycles along the relocated Shellmound Street. A motion to provide some kind of buffered bicycle lanes was unanimously approved. The Subcommittee also felt that bicycle racks should be provided throughout the project area and that all the sidewalks, even if on private property, should function as public sidewalks. The project will be reviewed at a study session by the Planning Commission on December 12.

6701 Shellmound Street Residential Development ("Nady Site"). The applicant held a community meeting the Courtyard Marriot Hotel on November 21. Commissioners Gunkel and Keller along with Councilmember Davis attended the meeting. Approximately 5-7 community members were present. It was acknowledged that the project location was not suitable for typical commercial uses and the applicant said they were pursuing other uses that would be feasible such as recreation uses related to nearby Aquatic Park or uses that were compatible with neighboring uses such as Ex'pression College. The developer also stated that they were willing to provide commercial space free of cost to desirable uses. There was a suggestion that the proposed development would underutilize the site and that it could accommodate a taller building and take advantage of potential views of the Bay and San Francisco. There was a

discussion about the design and the desire to move away from a multi-colored stucco building that was a general trend for multi-family development in the City. The project will be reviewed by the Bicycle/Pedestrian Advisory Subcommittee on December 2 and by the Planning Commission at a study session on December 12.

3706 San Pablo Avenue. On November 25, a letter from the City Manager was sent to Oakland's Assistant City Administrator proposing that Emeryville take the lead on all planning and building permits for this affordable housing project on City-owned property at the southeast corner of San Pablo Avenue and West MacArthur Boulevard. This is similar to the agreement signed by the Emeryville City Manager and Oakland Assistant City Administrator for the adjacent 3800 San Pablo Avenue ("Maz") project. As previously reported, on October 15 the City Council approved the selection of EAH Housing as the developer of the project.

Ambassador Housing Project. Planning staff signed off on the Temporary Certificate of Occupancy for Buildings B and C on November 25.

East BayBridge Shopping Center. On November 20, the City Manager, Planning and Building Director, and Economic Development and Housing Director met with representatives of Federal Realty, the new owners of the center, who also own and operate the iconic Santana Row project in San Jose. They explained that, while the previous owners, Prologis, were mainly involved with industrial parks and had little interest in this shopping center, Federal Realty specializes in shopping centers and intends to be an active member of the Emeryville community for the long term. They reviewed their plans for revitalizing the center and reconfiguring some of the larger tenant spaces to accommodate new (as yet unnamed) major tenants. They also expressed openness to considering replacing the surface parking lots with parking structures and more intensive mixed-use development, as called for in the General Plan, at some point in the future when economic conditions are right.

Novartis. On November 22, the City Manager, City Attorney, and Planning and Building Director met with the head of the Emeryville Novartis campus and their corporate counsel, and learned that the Novartis diagnostics unit is being bought by Grifols, a global healthcare and diagnostics company based in Spain. The deal is not expected to be finalized until next March, but it has been publicly announced. [Click here for Novartis media release about sale to Grifols](#). The Novartis operations that are not part of the diagnostics unit will remain in Emeryville. Grifols will be taking over about half the buildings on the Novartis campus and the rest will remain with Novartis. This will be similar to the way Bayer and Novartis previously shared the campus, but in a different configuration. Novartis has no immediate plans for major construction projects, although Grifols may be considering some new buildings. If these differ significantly from the approved Chiron Planned Unit Development, an amendment to the Preliminary Development Plan will need to be considered by the Planning Commission and City Council. Under the Chiron Development Agreement, the City must consent to the sale; this can be handled administratively.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Ocean Avenue Rehab, 1259B Ocean. A Minor Design Review permit for renovations and related landscape improvements was submitted on October 18 (pending).

Emeryville Public Market Renovation, 5959 Shellmound Street. A Minor Design Review permit for exterior renovations to façades and landscaping of the three existing Public Market buildings was approved on November 22.

Signs

Marriott Sign, 5555 Shellmound Street. A Minor Sign permit for a new identifying sign above the main hotel entrance was approved on November 13.

Design Furniture Now, 5699 Bay Street. A Minor Sign permit submitted under the Bay Street Master Sign Program for Design Furniture Now was approved on November 13.

Forever 21 Signs, 5668 Bay Street. A Minor Sign permit submitted under the Bay Street Master Sign Program for Forever 21 was approved on November 25.

Express Blade Sign, 5680 Bay Street. A Minor Sign permit submitted under the Bay Street Master Sign Program for Express was approved on November 27.

Subdivisions

Commercial Condominiums, 1555 Park Avenue. A subdivision permit for commercial condominiums was submitted on September 30 (pending).

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). This is a multi-jurisdictional study that we are leading of how to improve transit service in the West Berkeley-Emeryville-West Oakland corridor, funded by a \$250,000 grant from Caltrans. A Technical Advisory Committee (TAC) of the partner agencies has been formed, including staff of each City as well as the Emery Go-Round, West Berkeley Shuttle, AC Transit, BART, Capitol Corridor, Alameda County Transportation Commission, and Metropolitan Transportation Commission. A Policy Advisory Committee (PAC), consisting of elected and appointed officials of the partner agencies, has also been formed and will receive periodic briefings on the project. In November, staff conducted intercept surveys and posted flyers at transit stops, emailed meeting and questionnaire announcements to a long list of people, and made copies of the questionnaire for three committee meetings. Community workshops were held on November 7 in West Oakland, November 9 in West Berkeley, and November 12 in Emeryville. Staff summarized the October 28 Policy Advisory Committee discussion, sent the summary to the PAC and TAC, and sent packets to the members who could not attend. As noted above, staff discussed the study with the Transportation Committee on November 26.

Housing Element. On November 20, staff met with PMC, a planning consulting firm that specializes in Housing Elements, to discuss the possibility of their assistance in completing our Housing Element on schedule. A contract is being prepared for consideration by the City Council on January 21.

Design Guidelines - Family Friendly Housing. Staff emailed the US Housing and Urban Development Department staff member who had to cancel a meeting due to the government shutdown, asking about a new meeting date.

Significant Structures. A draft ordinance is under internal review. Staff emailed the working group members, who agreed that they should meet during the first quarter of next year.

Information to Association of Bay Area Governments (ABAG) Staff. Following up on a meeting in October, staff sent information on expected development to ABAG staff for their use in planning for development of Priority Development Areas.

Information to Emery Unified School District. Staff sent a Dwelling Units Table to the School District for them to send to the state, showing the status of residential projects.

Governor's Office of Planning and Research Survey. Staff completed the annual California planning survey, answering questions about the General Plan, safety, school development, planning regulations that encourage infill development, park standards, water and energy efficiency, climate change, electric vehicle charging stations, bicycle-pedestrian and complete streets planning, and joint planning with other cities and agencies.

Capital Improvement Program. On November 18, Planning Division staff met with the Finance, Public Works, and Economic Development and Housing Departments and the City Manager to discuss projects to be included in the draft Capital Improvement Program in light of the priorities set by the City Council at their study session on November 5.

Gateway Park. On November 14, staff attended an open house at the West Oakland Senior Center for scoping the issues to be addressed in the Environmental Impact Report (EIR) being prepared by the Bay Area Toll Authority (BATA) and Caltrans for Gateway Park, a proposed waterfront park in the area around the new Bay Bridge East Span's touchdown. The proposed park will provide a distinctive entryway to the East Bay that connects to the bicycle/pedestrian path on the new East Span of the Bay Bridge. It will also provide safe multi-modal access to the shoreline and passive and active recreation opportunities. The project also includes interpretive features for natural resources and transportation history, and a venue for community events and art installations. It will be designed to meet mitigation commitments for a number of transportation projects, including the new East Span of the Bay Bridge. The EIR is expected to be completed in early 2015; the schedule for the project's design and construction has not yet been determined and will be partly dependent on the availability of funding.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the fifth 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 November:

- **Permits Issued:** 55
- **Total Valuation:** About \$1.25 million
- **Fees Collected:** About \$352,000
- **Inspections:** 811
 - Major projects: 520 (64%)
 - Other: 291 (36%)
- **Fast Track Plan Check:**
 - Same day: 16 applications
 - Within 2 weeks: 25 applications
- **Public Contacts and Inquiries:**
 - Counter contacts: 185
 - Telephone inquiries: 139

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, Buildings A, B, and C** – 36th and Peralta Streets; 69 affordable residential units in three buildings. Building A received a temporary certificate of occupancy on November 6; temporary certificates of occupancy for Buildings B and C are pending.
- **Marketplace Redevelopment Project, Phase IA** – 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. Temporary certificate of occupancy issued August 9.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building “Substantial completion letter” issued September 7, 2012. Final inspection pending.
- **City Storage** - 4000 Adeline Street; renovation of existing building for personal storage.

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

- **Bridgescourt 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.
- **Emery Glen** – 6200 Doyle Street.

Anticipated Major Development Projects

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

- **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 November. 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.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **Select Comfort** – 5683 Bay Street, Building E; tenant improvement and storefront.
- **Hilton Garden Inn** – 1800 Powell Street; remodel lobby, bar and dining areas.
- **Hyatt House** – 5800 Shellmound Way; remodel corridors, site accessibility improvements.
- **Beghou Consulting** – 2200 Powell Street, suite #515; tenant improvements.
- **Hilton Garden Inn** – 1800 Powell Street; install automatic gate.
- **4369 Adeline Street** – replace/repair damaged stairs.
- **6 Admiral Drive, Unit A286** – convert studio to 1 bedroom unit, remodel kitchen and bath.
- **Broken Rack** – 5768 Peladeau Street; seismic upgrade.
- **Novartis Building H** – 5301 Horton Street; temporary construction trailers and electrical connections.
- **6363 Christie Avenue, unit 415** – remove/replace shower enclosure.
- **4 Admiral Drive, Unit B234** – replace bathroom and vanity.
- **1200 65th Street, Unit 306** – replace bathtub and shower connections.
- **5881 Vallejo Street** – reroof.
- **Oliver Lofts** – 1200 65th Street; reroof.
- **Design Furniture Now** – 5699 Bay Street, Building D, install signs.
- **4320 Adeline Street** – install ramp from public right of way to building entry.
- **7 Commodore Drive, Unit A253** – remodel kitchen and bath.
- **Public Market** – 5959 Shellmound Street; install electric vehicle charging station.
- **IKEA** – 4400 Shellmound Street; replace four forced air equipment and exhaust fans.
- **Innovative Interfaces** – 5850 Shellmound Street; replace ductless split systems.
- **5931 Vallejo Street** – private sewer lateral replacement.
- **1064 48th Street** – private sewer lateral replacement.
- **Emeryville Public Works Corp Yard** – 5679 Horton Street; demolition of interior office.

- **Novartis** – 5300 Chiron Way; private sewer lateral replacement.
- **4369 Adeline Street** - private sewer lateral replacement.
- **Four Points Sheraton** – 1603 Powell Street; private sewer lateral replacement.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **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 November for the following projects:

- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets.
- **Marketplace Redevelopment Phase 1A** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **City Storage** - 4000 Adeline Street; renovation of existing building for personal storage.
- **Bakery Lofts IV** – 53rd and Adeline Streets; 18 residential units, retail space.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **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 November:

- **Victoria's Secret** - 5672 Bay Street, Building E (CO)
- **Forever 21** - 5668 Bay Street (TCO)
- **Ambassador Apartments (Building A)** - 3610 Peralta Street (TCO)
- **F'Real** - 6121 Hollis Street (TCO)
- **Design Furniture Now** - 5699 Bay Street (TCO)
- 10 sub permit types (final)

Code Enforcement/Graffiti Abatement

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

- 1 graffiti case, correspondence for abatement purposes.
- 2 Building Code related cases (work without permits).
- 3 property maintenance cases.

- 10 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 November two questionnaires were received, indicating positive and excellent in all categories.

ADMINISTRATION/OTHER

California Association of Code Enforcement Officers (CACEO) Conference. The Chief Building Official recently attended the annual CACEO conference/training in South Lake Tahoe. Courses of overall training included dealing with foreclosures and abatement; addressed vacant, neglected properties that attract nuisance activity, crime, and reduced property values; and suggested creative tools for Code Enforcement Officials for abatement in most cases. Other courses attended included:

- California Building and Property Maintenance Codes for Code Enforcement Officers. This section covered topics on the use of the California Building Code, State Housing Laws, and Property Maintenance Codes. How the codes should be administered, the adoptions of these statutes, as well as a city's legal authority on the use of these codes, were discussed. Discussions also included the influence of the Building Official as it relates to enforcement, comparisons of State Housing Laws versus the Uniform Housing Code, and the intent of property maintenance codes and the California Property Maintenance Code which is also now law.
- Strategic Leadership for Supervisors, Managers and Aspiring Team Leaders. The "Strategic Leadership" class covered the vision and foresight needed to develop a culture of leadership for any local jurisdiction and to develop a greater understanding of the qualities required to lead staff members. The class reviewed management's role in planning, organizing, leading and directing an organization including leadership techniques, skills and styles, and allowed participants to discuss the differences between management and leadership. Other topics included working in teams, problem solving and decision making, development of organizational mission, vision and values and understanding organizational behaviors.
- Sovereign Citizenship and 4th Amendment. This course discussed how the fourth amendment works and what a code enforcement officer may or may not do on private property when enforcing government laws and codes, and how to deal with Constitutionalists, or Sovereign Citizens, and the tactics they will employ against you if you do enter their property.

The conference ended with the annual business meeting and election of the 2013-2014 Board of Directors.

Bay Area Planning Directors Association. November 1, the Planning and Building Director attended the semi-annual meeting of the Bay Area Planning Directors Association (BAPDA) at Preservation Park in Oakland. The topic was "Effective Community Engagement". The meeting featured a presentation by Dr. Shawn Spano, a Communications Studies Professor at San Jose

State University, on “Designing and Conducting Successful Community Engagements”; and a panel discussion by representatives the cities of American Canyon and Fremont on “Effective Engagement by Planners and City Councils”. It also included a table-top exercise involving all attendees.

Alameda County Planning Directors Meeting. Senior Planner Miroo Desai attended the Alameda County Planning Directors meeting on November 8 at Hayward City Hall. The discussion included coordination of future joint Alameda and Contra Costa Planning Directors meetings followed by an update by Christy Leffall of ABAG on Plan Bay Area implementation as well as on Alameda County Congestion Management Priority Development Areas (PDAs) by Kara Vuicich of the Alameda County Transportation Commission. Tom Liao, San Leandro Planning and Housing Manager, also gave a presentation on the Next Generation Workplace District Study for the Central Industrial Area in San Leandro. The next meeting has been scheduled for January 24, to be hosted by the City of Emeryville.

City of Hayward Interview Panel. Senior Planner Miroo Desai participated in an all-day interview panel for an Assistant Planner position for the City of Hayward on November 19.

Crime Prevention Through Environmental Design (CPTED) Training. Assistant Planner Sara Billing attended CPTED training in Fremont on November 18. Four CPTED strategies were covered: Natural Surveillance, Territorial Reinforcement, Access Control, and Maintenance. The training included reviewing site plans and using urban design to deter criminal activity.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on November 21, and discussed Housing Related Park Grants, other grant opportunities to be evaluated, and the management of grants that have been awarded to the City.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for over 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 November 14 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

Planning Intern. Alessandra Lundin accepted an internship starting December 3. Alessandra grew up near Washington DC, attended the College of William and Mary, and recently received her Master of City Planning from UC Berkeley. She has previously worked for the Trust for Public Land and the Greenbelt Alliance, and has skills in planning, urban design, graphics, computer systems, and website design. Welcome Alessandra!

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

Planning and Building Department

Major Development Projects

November 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Nady Site 6701 Shellmound Street	Residential - 260 units Retail - 3,010 s.f. ±	PC study session 12/12/13.						
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 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. CC study session 12/3/13.						
3706 San Pablo SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	CC approved EAH Housing as developer 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.						
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.						
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.						
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.	CC to consider DA on 1/21/14 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			
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade issued 11/26/13. Bldg permit application for TI received 11/13/13.			PC - 9/26/13			
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
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			
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			
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			
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			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	TCO for Building A issued 11/6/13. TCOs for Buildings B and C pending.			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
 CC = City Council
 CEQA = California Environmental Quality Act
 CO = Certificate of Occupancy
 CUP = Conditional Use Permit
 DA = Development Agreement
 DDA = Disposition and Development Agreement
 DEIR = Draft Environmental Impact Report
 DPB = Director of Planning and Building
 DR = Design Review
 EIR = Environmental Impact Report
 EUSD = Emery Unified School District
 FDP = Final Development Plan
 FEIR = Final Environmental Impact Report

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<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 considered by Planning Commission on October 24, 2013. Commission deadlocked on the item (2 ayes, 2 noes, 2 abstentions, 1 absent), so item will go to City Council with no recommendation from the Commission. To be considered by City Council on January 21, 2014.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>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.</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>
<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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>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 – Shellmound Street between Shellmound Way and 64th Street FDP13-001</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Planning Commission study session scheduled for December 12, 2013. Pre-submittal meeting with Building Division held on November 12, 2013.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</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 held October 24, 2013. City Council study session scheduled for December 3, 2013.</p>	<p>Joe Ernst srmErnst Development Partners (510) 219-5376</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Nady Site 6701 Shellmound Street UPDR13-004	Redevelopment of former industrial site for approximately 260 housing units and 3,010 s.f. of retail space.	Planning Commission study session scheduled for December 12, 2013.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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 approved EAH Housing as developer on October 15, 2013. Letter sent to Oakland on November 25, 2013 proposing that Emeryville take the lead on planning and building permits.	Catherine Firpo Economic Development and Housing Department (510) 596-4354
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	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. TCO granted for Building A on November 6, 2013. TCOs for buildings B and C pending.	Resources for Community Development Lihbin Shiao (510) 531-9911

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>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>
<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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland approved demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011. Issued Building Permit on May 9, 2012 when fees paid. TCO issued on August 9, 2013.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Baker Metal Live-Work 1265 65th Street UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.</p>	<p>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.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>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.</p>	<p>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.</p>	<p>Seth Krubiner (415) 602-3326</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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. 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

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OTHER			
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing "significant" brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 2013. Building permit was approved on September 12, 2013, and issued on October 22, 2013.	Shawn Fritz Kava Massih Architects (510) 644-1920
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011. Permit approval pending Public Works and ADA sign-offs as of July 7, 2012. Request granted by Chief Building Official to extend building permit application expiration date to March 27, 2013. Issued building permit on March 25, 2013. 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

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HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. 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

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Shell Gas Station Rebuild 1800 Powell Street UPDR13-002	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.	Planning Commission approved June 27, 2013.	Muthana Ibrahim M I Architects, Inc. (925) 287-1174
Broken Rack 5768 Peladeau Street UPDR13-003	Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.	Planning Commission approved September 26, 2013. Received building permit application for seismic upgrade on October 29, 2013 and permit was issued on November 26, 2013. Received building permit application for tenant improvements on November 13, 2013.	Marilyn and Wayne Boucher (510) 652-9808

	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	24	19								107
Plumb., Elec., Mech.	27	44	14	40	26								151
Fire	10	11	4	5	10								40
MON. TOTALS	58	89	27	69	55	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	298
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230								\$5,406,303
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410								\$2,265,201
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671	\$817,964								\$19,707,756
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$1,252,604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$27,379,260
FEES COLLECTED													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29	\$55,951.99	\$6,238.47								\$142,650.50
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00								\$1,276.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91	\$1,286.70								\$28,522.58
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23	\$9,275.56								\$207,901.77
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77	\$279,082.71								\$429,400.47
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55	\$42,770.65								\$59,133.93
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62	\$1,958.04								\$42,492.34
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63	\$1,256.04								\$27,302.32
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90	\$2,902.94								\$26,856.12
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50								\$5,145.79
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59								\$2,119.52
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27	\$2,608.09								\$53,657.54
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00	\$711.00								\$13,509.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00								\$11,613.84
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00	\$0.00	\$0.00								\$18,755.54
School	\$1,132.70	\$0.00	\$0.00	\$0.00	\$0.00								\$1,132.70
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27	\$0.00								\$55,826.80
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00	\$3,858.00								\$22,215.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$352,312.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,149,511.76

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	77%	211	167	198	235	166									977
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	93%	70	5	3	3	2									83
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	90%	40	25	35	30	14									144
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	0%	0	0	5	10	11									26
CITY STORAGE	\$5,718,304	22-Oct-13	0%				0	2									2
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0									0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	40%	43	36	15	25	28									147
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	30%	177	155	133	150	161									776
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	33%	159	134	122	135	125									675
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	15%	0	25	15	15	11									66
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289									1,672
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6	3	2									64
				1,096	989	765	971	811									
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																	4,632