



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** April 1, 2014

**TO:** Sabrina Landreth, City Manager

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

**SUBJECT:** **PROGRESS REPORT – MARCH 2014**

---

### HIGHLIGHTS OF THE MONTH

The City Council approved the annual progress report on the General Plan, which shows progress on all of the applicable Housing Element actions and on 70 of the 74 short-term actions for the other eight elements in calendar year 2013. The report was then submitted to the State prior to the April 1 deadline. Meanwhile, preparation of the 2015-2023 Housing Element continued with a community meeting on March 13 and a Planning Commission study session on March 27.

The Planning Commission held a second study session on the proposed 211-unit residential project on the “Nady Site” at 6701 Shellmound Street, and expressed general satisfaction with the applicant’s design changes in response to the Commission’s comments at the first study session. An “Initial Study/Mitigated Negative Declaration” is being prepared and a public hearing is expected in June or July. Meanwhile, revised plans were received and reviewed for the Public Market Phase IB project and the Hyatt Place Hotel at Bay Street. Traffic circulation studies and visual simulations are being prepared for both projects, and both are scheduled to be considered for approval at the April 24 Planning Commission meeting.

At the opposite end of the Planning and Building “pipeline”, another project made it to the “finish line” with the issuance of Certificates of Occupancy for the three buildings of the Ambassador Housing project.

Preparation of the five-year Capital Improvement Program progressed with a well-attended community meeting on March 1 and a Planning Commission finding of General Plan consistency on March 27.

Staff attended a number of conferences and workshops in March, including the annual meeting of the California Building Officials, a Transit and Cities Conference at UC Berkeley, a community meeting on the West Oakland Specific Plan, a presentation by UCLA Professor Donald Shoup on parking policy, and the monthly meeting of the Alameda County Planning Directors.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

#### March 4

***Sherwin Williams Street Vacation.*** The Council passed a resolution to terminate the offer of dedication for the Horton Street By-Pass and vacate the portion of the Sherwin Williams site that was contemplated for construction of the By-Pass. This was part of the Chiron Planned Unit Development that was approved in the 1990s. Chiron subsequently decided not to build the By-Pass, and Sherwin Williams asked that the offer of dedication be terminated. Under the terms of a Memorandum of Understanding signed in 1994, the City is obligated to quitclaim any interest in this property if the By-Pass was not under construction by the end of 2010. This is part of the current efforts to clean up the title to the property before moving forward with development. Staff has been informed that the applicant is hoping to submit a formal application in mid-May.

***Planning Regulations Amendment for Emergency Shelters, Supportive Housing, and Transitional Housing.*** The Council introduced the first reading of an ordinance to amend the Planning Regulations to add standards for Emergency Shelters and to make the regulations for Supportive Housing and Transitional Housing consistent with those for other residential uses. The Council passed the ordinance on March 18.

#### March 18

***General Plan Annual Report.*** The Council approved the annual progress report on implementation of the General Plan, including the Housing Element, in calendar year 2013. The City has made progress on all of the applicable Housing Element actions and on 70 of the 74 short-term actions for the other eight General Plan elements. The report was submitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development by the April 1 deadline.

***Building Division Contract and Budget.*** The Council approved a contract amendment for the Building Division consultants, West Coast Code Consultants (WC<sup>3</sup>), and a corresponding budget amendment, to account for several large development projects that were not previously included in the "baseline" contract and budget.

***Charter City.*** The Council considered the implications of Emeryville becoming a charter city and directed staff to initiate the process to place a charter city measure on the November 4 ballot.

### PLANNING COMMISSION

The Planning Commission considered the following items at its March 27 meeting:

***TelePacific Wireless Antennas.*** The Commission approved a Major Design Review application to legalize existing wireless antennas on the rooftop of the Sheraton Four Points Hotel at 1603 Powell Street. The vote was 6-1 with Commissioner Moss voting "no".

**6701 Shellmound Street Project (“Nady Site”).** The Planning Commission held a second study session to review this proposed 211-unit residential development on a 2.27 acre site. Generally, the Commission appreciated the revisions made by the applicant. In particular, the Commission liked the introduction of townhomes to the unit mix; variety of building materials; revised loading space and door; and the use of open space. The Commission expressed concern regarding use of chain link fence, height of infiltration planters, reduction of 3-bedroom units and potential further reduction of 2-bedroom units to meet courtyard requirements. It was suggested that the central circle function as an atrium with balconies; the possibility of introducing a stair from the courtyard on the south side similar to the proposed stair on the north; daylighting the corridors particularly on the east; indentation of windows; and inclusion of a car-share pod and bike share program. Most Commissioners wanted to see additional documentation on why commercial uses would not be feasible in this area. A suggestion was made to open the dog spa and the bike spa to the general public and not restrict them to the residents of the building. A desire for a crosswalk on Shellmound and the possible need for a left-turn pocket on Shellmound were expressed by several Commissioners.

**Housing Element of the General Plan.** The Commission held a study session to review the initial housing needs assessment findings and discuss policy direction for the 2015-2023 Housing Element. Commissioners expressed a desire to promote ownership housing and to serve the developmentally disabled.

**Capital Improvement Program.** The Planning Commission reviewed the proposed Five Year Capital Improvement Program (CIP) for Fiscal Years 2014-15 through 2018-19 and voted unanimously to find it consistent the Emeryville General Plan pursuant to California Government Code Section 65403(c). Commissioners also expressed a desire for public art projects to mark city gateways, and to be more involved in the formulation of the CIP in future years.

#### **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The committee did not meet in March; its next regular quarterly meeting will be on May 14.

#### **COMMUNITY PRESERVATION COMMITTEE**

The committee did not meet in March; its next regular quarterly meeting will be on April 23.

#### **PARKS AND RECREATION COMMITTEE**

At its March 19 meeting, the committee discussed the recent Temescal Park ribbon cutting, Emeryville Center of Community Life, community garden representation on the committee, and a pending grant application for Point Emery shoreline protection.

#### **BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE**

At its March 3 meeting the BPAC discussed Bike to Work day logistics, received an update on the preparations and application process for a shared summer Oaklavia event in Emeryville and

the Golden Gate neighborhood of Oakland, and reviewed the draft Capital Improvement Program. The BPAC voted 6-1 to add a \$500,000 place-holder to the CIP for a permanent traffic calming installation on Horton Street as an unfunded project.

## COMMUNITY EVENTS COMMITTEE

The Community Events Committee met in March to review several applications for events at Emeryville facilities and a proposed shared summer Oaklavia event in Emeryville and the Golden Gate neighborhood of Oakland.

## DEVELOPMENT COORDINATING COMMITTEE

The DCC met on March 12 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Fire, and Police departments, City Attorney's Office, and the City Manager, discussing the following projects:

**Marketplace Phase IB Final Development Plan.** Public Works staff noted a concern regarding the level of clean-up of the site, feasibility of stormwater treatment and tree installation given the state of the underground contamination on this site. It was stated that the 30-inch sanitary sewer will need to be relocated and that the sewer line under the expanded Christie Avenue Park site will need to be installed before the construction of the park expansion.

**6701 Shellmound Street Project ("Nady Site").** DCC members generally felt that the proposal had made substantial improvements and that the break-up of the central courtyard into three smaller courtyards was an engaging concept. In addition, the landscape elements were now more refined and provided spaces that would be useable and functional for the residents. The Building Division staff noted that all the courtyards had exiting issues that would need to be addressed. Public Works Department staff stated that the applicant needs to work with the City regarding trash and stormwater treatment plans. It was suggested that more windows be added to units facing the courtyards.

**Hyatt Place Hotel at Bay Street.** The Committee noted that the plans needed to include a trash plan, and a more refined stormwater plan. Comments were made regarding functionality of the proposed short term and long term bicycle parking. Public Works staff noted that a traffic signal may be required at Bay Street and Christie Avenue. Pedestrian circulation and the alignment of crosswalks were also discussed.

**East BayBridge Facade Upgrade.** DCC members commented on the proposed awning and façade materials, sidewalks, public art, landscaping, and trees. It was suggested that the applicant be given a copy of the arborist report that the City commissioned several years ago to look at the trees in the parking lot, as it addresses proper planting techniques, including rootable soil volumes, at this location.

## 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 March are discussed below.

**Marketplace Redevelopment Project, Phase IB Final Development Plan (FDP).** Staff met internally on March 3 and with the applicant on March 7 to discuss the project design, including the ultimate build-out plan and its consistency with the Preliminary Development Plan (PDP). It was pointed out that the proposed residential building on “Parcel E” was not permitted by the PDP, and that the proposed expansion of Christie Avenue Park was not as large as required by the PDP. However, residential uses are permitted by the PDP on the grocery store parcel (“Parcel C”) and the applicants were encouraged to add residential units there. On March 24 a follow-up meeting was held with the applicants to review their revised build-out plan, which now includes a larger park and residential units on “Parcel C”. The applicant also met with the Building Division on March 4 to review Building and Fire Code requirements for the future residential buildings. Staff met internally on March 14 to discuss FDP conditions of approval. Staff also worked with consultants on the circulation analysis and visual simulations. The project is scheduled for consideration by the Planning Commission on April 24.

**Hyatt Place Hotel at Bay Street.** Staff met with our design consultant, architect Sudhish Mohindroo of SZFM design, on March 7, and with the applicant on March 24 to discuss design changes. Staff also worked with consultants on the circulation analysis and visual simulations. The project is scheduled for consideration by the Planning Commission on April 24.

**1258 Ocean Avenue.** This two-unit residential project involving demolition of an existing single family home was approved by the City Council in April 2007 and subsequently extended. A building permit application was filed in January 2011, and the permit was later approved and was ready to issue. However, the applicant, Ali Eslami, was unable to secure financing to move forward with the project because the lender claimed that he was not the legal owner of the property. It came to light that he had been the victim of a crime by which the property was fraudulently “sold” a number of times beginning on March 8, 2011 when a deed with a forged signature was recorded with the Alameda County Recorder. The perpetrators of this crime have now been caught and convicted, and the property title has been restored to Mr. Eslami. The City has received a letter from the Alameda County District Attorney representing Mr. Eslami and requesting that the City “place the property rights back into the position held as of March 8, 2011” when the first fraudulent transaction occurred. At that time, the planning permits were still valid and the building permit was under review. In response to the DA’s request, Planning and Building staff will continue to process the building permit application under the building codes that were in effect in March 2011, and we expect to issue the building permit soon.

**Target.** Planning and Public Works staff met with a Target representative on March 25 to discuss proposed circulation improvements to the parking lot.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**East BayBridge Façade Upgrade, 3839 Emery Street.** A Major Design Review permit to resubdivide existing retail space and make façade improvements was submitted on March 3 and will be considered by the Planning Commission on April 24.

**TelePacific Communications, 1603 Powell Street.** A Major Design Review permit to legalize existing antennas on the roof of the Sheraton Four Points hotel was approved by the Planning Commission on March 27.

### Signs

**Grocery Outlet Headquarters, 5650 Hollis Street.** A Minor Sign permit for one wall sign and one monument sign was approved on March 4.

**Heritage Square Monument Signs, 6121 Hollis Street.** A Minor Sign permit to modify and replace three existing monument signs was submitted on March 11 (pending).

**Charming Charlie's, 5688 Bay Street.** A Minor Sign permit to review new signs for conformance with the Bay Street Master Sign Program was submitted on March 31 (pending).

### Subdivisions

**Commercial Condominiums, 1555 Park Avenue.** A subdivision permit for commercial condominiums was submitted on September 30, 2013 (pending).

## ADVANCED PLANNING PROJECTS

**Emeryville-Berkeley-Oakland Transit Study (EBOTS).** Work continued on this study funded by the Federal Transit Administration through Caltrans. Staff attended an Emeryville Transportation Management Association meeting where Fehr and Peers presented recommendations for increasing service. Staff also reviewed a draft options analysis from the EBOTS consultant, CDM Smith, and an agenda for the April 2 Technical Advisory Committee meeting. Further information is at the study website: <http://www.emeryville.org/ebots>.

**Housing Element.** Staff hosted a community workshop on March 13. Fourteen people attended, including Housing Committee members, Planning Commissioners, housing advocates and housing service providers. The attendees provided a useful list of topics for the Housing Element. As noted above, the Planning Commission held a study session on March 27; a City Council study session is scheduled for April 22. Further information is at the Housing Element website: <http://www.emeryville.org/housingelement>.

**Design Guidelines - Family Friendly Housing.** Staff met with a housing architect on March 10 about drawing sample floor plans and reviewing the text, and sent him a draft contract.

**General Plan Annual Report.** After the City Council approved the report, staff sent it to the Governor’s Office of Planning and Research, and sent the Housing Element portion to the California Department of Housing and Community Development, prior to the April 1 deadline. This makes the City eligible for housing-related infrastructure funding.

**Significant Structures.** Staff completed a matrix of the features of each significant structure that would require City Council permission for demolition, took photos to better illustrate the features of some structures, revised the ordinance text and map, and sent the draft to Planning and City Attorney staff for review.

**Capital Improvement Program.** On March 1, Planning Division staff helped facilitate a well-attended community meeting on the draft Capital Improvement Program.

**Christie Avenue Bike Path.** On March 27, Planning, Public Works, and Economic Development and Housing staff met to review our engineering consultant’s proposed design of the “Christie Avenue Bay Trail Gap Closure Project”, which closes a critical gap in the Bay Trail by providing a continuous bicycle and pedestrian path all the way from the shoreline to Shellmound Street.

**Traffic Facilities Impact Fee (TIF) Update.** At the direction of the City Council, the Traffic Impact Fee update is being considered in conjunction with the proposed park, government facilities, and affordable housing fees in order to assess the total impact fee burden on development, and to compare our total development fees to those of other cities. On March 4, 10, and 27, staff met to coordinate the development and processing of these fees. A City Council study session on all the fees is scheduled for April 1, after which the various fees will be considered by the Economic Development Advisory Committee, Housing Committee, Parks and Recreation Committee, and Transportation Committee. A Planning Commission study session is scheduled for April 24 to be followed by City Council consideration of adoption.

**GIS Request.** Staff sent GIS layers to the City of Oakland for use in bicycle mapping.

## BUILDING DIVISION

### Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the ninth 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 March:

- **Permits Issued:** 46
- **Total Valuation:** About \$1.7 million
- **Fees Collected:** About \$27,400
- **Inspections:** 1,027
  - Major projects: 529 (52%)
  - Other: 498 (48%)
- **Fast Track Plan Check:**
  - Same day: 10 applications
  - Within 2 weeks: 18 applications

- **Public Contacts and Inquiries:**
  - Counter contacts: 163
  - Telephone inquiries: 155

## 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. Certificates of Occupancy issued on March 31.
- **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.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters and tenant improvements.
- **Pixar Warehouse** – 5000 Hollis Street; 28,637 square feet of storage in existing building.
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **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.
- **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 years 2013-2014 and 2014-2015 including:

- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **The Intersection Mixed Use Project (Maz site)** – 3800 San Pablo Avenue; 105 residential units, 21,000 square feet of retail.
- **Shell Gas Station Rebuild** – northwest corner of Powell Street and Frontage Road; rebuilt gas station, convenience store and car wash.
- **6701 Shellmound Street (“Nady Site”)** – redevelopment of former industrial site for approximately 211 rental housing units.
- **3706 San Pablo Avenue** – redevelopment of the former Golden Gate Lock and Key for affordable housing.
- **Bay Street Site A Project** – 5700 Bay Street; hotel and retail.
- **EmeryStation West @ Transit Center** – 59<sup>th</sup> 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 March. 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.

- **Public Market Expansion** – 5959 Shellmound Street; renovation, doors, walls with mechanical, electrical and plumbing; new lighting.
- **2000 Powell Street** – install rooftop shade trellis, bocce ball court.
- **1227 54th Street** – reroof.
- **5 Commodore Drive B202** – repair plumbing leak water damage.
- **Icon at Park** – 1401 Park Avenue; repair and replace stucco finishing.
- **1592 Brunswig Lane** – replace tub surround due to water damage.
- **8 Admiral Drive A125** – remodel entry, kitchen, upgrade electrical.
- **1200 65th Street** – add exterior wall mounted vent to kitchen range.
- **66 Emery Bay Drive** – remove and replace counters, cabinets and appliances.
- **Arcadio Italian** – add range hood and equipment.
- **National Mortgage Insurance** – 2100 Powell Street, 11th floor; tenant improvements.
- **Starbuck's Coffee** – 5767 Christie Avenue; mechanical, electrical and plumbing improvements.
- **1245 Powell Street** – replace electrical panel.
- **6401 Shellmound Street** – install 152 kW rooftop PV solar system.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters, tenant improvements.
- **Oaks Card Club** – 4097 San Pablo Avenue; private sewer lateral replacement.
- **1026 47th Street** – private sewer lateral replacement.
- **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 March for the following projects:

- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets. Issued Certificates of Occupancy for Buildings A, B and C. Project is complete.
- **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.
- **Grocery Outlet** – 5650 Hollis Street; office headquarters and tenant improvements.
- **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 March:

- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets; 69 affordable residential units in three buildings. (CO)
- **Forever 21, Inc.** – 5688 Bay Street; tenant improvements. (CO)
- 16 sub permit types (final)

### Code Enforcement/Graffiti Abatement

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

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

### Customer Feedback Questionnaire

For the month of March two questionnaires were received, indicating positive and excellent in all categories, including customer service levels, staff knowledge, improvements needed, and how the City of Emeryville’s counter services compare with other jurisdictions. In addition to the two questionnaires received, one applicant contacted the Chief Building Official to reiterate his satisfaction with Planning and Building services.

## ADMINISTRATION/OTHER

**2014 California Building Officials Annual Business Meeting.** The Chief Building Official attended the 52nd California Building Officials Annual Business Meeting held in Anaheim, California from March 3 to 7. There were two days of professional development classes followed by the general session. Classes included Practical Code Enforcement for Building Officials, which described an in-depth look at the overall process of enforcement with little or no revenues, legal aspects, right of entry, abatement process and City departments working together as a team; Critical Thinking for Today and Tomorrow’s Code Professional, a structured process for evaluating all types of information disseminated as a result of pressure situations caused by various economic and political factors that may influence our decisions, policies, and practices; Understanding Chapter 11B (Accessibility) and applicable provisions of the 2013 California Building Code; Fundamentals of Building Official Leadership; Housing Accessibility 11A and Applicable Provisions of the 2013 California Building Code; and the 2013 overall

California State Amendments and Model Code highlights. The general session included reports from the California State Licensing Board Panel (which includes members of the Building Standards Commission, Division of the State Architect, Department of Housing and Community Development, and State Fire Marshal), which updated the code professionals on what is going on at the State level regarding Building, Fire and Residential codes in addition to other pending matters relative to code enforcement and the State Agencies. The Membership Business Session included reports from the CALBO Training Institute (CTI), the Administrator, International Code Council (ICC), International Association of Plumbing and Mechanical Officials (IAPMO), and National Fire Protection Association (NFPA); and culminated in bylaws and resolution votes and election of the CALBO Board Officers and Directors.

***Transit & Cities Conference.*** Associate Planner Diana Keena attended this conference sponsored by UC Berkeley's Institute of Urban and Regional Development in Berkeley on March 20 and 21. Speakers included Jaimie Lerner, former mayor of Curitiba, Brazil and early proponent of bus rapid transit (BRT); Peter Calthorpe, pioneer of transit-oriented development; and Therese McMillan, deputy director of the Federal Transit Administration (FTA). Topics included what it takes for BRT to increase development, FTA funding for bicycle and pedestrian access, transit effects on land value and how to capture increased value, transit funding sources, increasing transit ridership nationwide, and car-less streets.

***State of the City Address.*** On March 12, the Planning and Building Director attended the Chamber of Commerce's annual State of the City luncheon at the Hilton Garden Inn hotel and heard presentations from the Mayor and City Manager concerning the future outlook for the city and the Mayor's vision for a more inclusionary society.

***Alameda County Planning Directors Meeting.*** On March 28, the Planning and Building Director attended the monthly meeting of the Alameda County Planning Directors at Hayward City Hall, hosted by the City of Dublin. The Planning Directors discussed PG&E's "Pipeline Pathways" project, whereby PG&E is proposing to cut down thousands of trees on public and private property throughout the Bay Area to keep gas pipelines clear of tree roots. PG&E claims to be exempt from local ordinances requiring permits for tree removal under the terms of their PUC order, although the order says nothing explicit about tree clearing, unlike the PUC order that allows trees to be trimmed in the vicinity of overhead electrical wires. The project has spawned outrage from local officials, and appears to be on hold for the moment. Litigation has been threatened, and an EIR may have to be prepared by the PUC as lead agency. (Fortunately, the project has not yet made its way to the northern Alameda County cities of Emeryville, Berkeley, Oakland, and Piedmont.) The next meeting of the Alameda County Planning Directors has been scheduled for May 9, to be hosted by the City of Hayward.

***American Planning Association (APA) Related Activities.*** Associate Planner Diana Keena is serving on the awards jury for the Northern Section of the California Chapter. Senior Planner Miroo Desai led a conference call for the State APA Inclusion Committee on March 28.

***West Oakland Specific Plan (WOSP) Community Meeting.*** On March 12 Assistant Planner Sara Billing attended the City of Oakland Parks and Recreation Advisory Commission meeting. The focus of the meeting was on the WOSP's proposed zoning and General Plan amendments

relating to open space. In addition to open space and access to open space, both public comments and Commissioner comments raised concerns about affordable housing and job access in West Oakland. For more information about the WOSP visit: <http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK028334>.

**Department Head Retreat.** On March 13, the Planning and Building Director joined other department heads and the City Manager for a retreat to discuss issues affecting the City and the various departments, in preparation for the upcoming operating budget and capital improvement program adoption processes.

**From Parking to Paradise: An Evening with Professor Donald Shoup.** On the evening of March 19, the Planning and Building Director attended a presentation and discussion with UCLA Professor Donald Shoup, author of “The High Cost of Free Parking”, sponsored by TransForm and held at the Ed Roberts Campus in Berkeley. Professor Shoup’s concepts include doing away with parking regulations, managing on-street parking with demand-responsive pricing, and using parking revenues to fund public improvements and maintenance in the immediate area. This strategy has been used successfully in the revitalization of Old Pasadena.

**Cost Recovery.** Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on March 31 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Grants Coordination.** At its March 20 meeting, this interdepartmental committee discussed prospects, pending applications, grants to be spent soon, awards that require supplemental funds to complete projects, and management of existing grants.

**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, 2013. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. Staff met on March 13 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

**Planning Interns.** Intern Meghan Hade resigned to take a position with a tech startup developing a site selection app. A new intern, Maria Bakali, started March 24. She worked as a civil engineer in Greece before earning a Master’s degree in planning and landscape architecture at the University of Arizona.

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

## Planning and Building Department

Major Development Projects

March 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Marketplace Redevelopment</b> Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. PC public hearing 4/24/14.	████████					
<b>Sherwin Williams Urban Village</b> 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. Application expected in May 2014.	████████					
<b>3706 San Pablo</b> SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	CC approved EAH Housing as developer on 10/15/13. ERN being developed.	████████					
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.	████████					
<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>Hyatt Place Hotel ("Site A")</b> NE Shellmound & Bay Streets	Hotel - approx. 170 rooms	PC study session 1/23/14. PC public hearing 4/24/14.	████████████████					
<b>Nady Site</b> 6701 Shellmound Street	Residential - 210 units	PC study session 12/12/13. Second PC study session 3/27/14. IS/MND being prepared.	████████████████					
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.	████████████████		PC - 6/24/10			
<b>Emery Station West @ Transit Ctr</b> NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved DA on 1/21/14 to lock in approvals for five years.	████████████████		CC - 2/16/10			
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.	████████████████		PC - 8/27/09			
<b>The Intersection Mixed Use ("Maz")</b> 3800 San Pablo Avenue	Residential - 100 units Retail - 21,640 s.f.	PC approved 8/22/13. Building permit application submitted 12/24/13.	████████████████		PC - 8/22/13	████████		
<b>Shell Gas Station Rebuild</b> NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13. Building permit application submitted 12/27/13.	████████████████		PC - 6/27/13	████████		
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved second extension on 12/18/12. Building permit application submitted 12/13/13.	████████████████		CC - 1/20/09	████████		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit application submitted to DSA. Demolition complete.			PC - 8/22/13			
<b>Pixar Warehouse</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit issued 2/12/14.			PC - 12/13/12			
<b>City Storage</b> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
<b>Broken Rack</b> 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	Bldg permit for seismic upgrade finalized 2/25/14. Building permit for TI issued 1/27/14.			PC - 9/26/13			
<b>Marketplace Redevelopment</b> Phase IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
<b>Parkside Project</b> 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			
<b>Pak N Save Upgrade</b> 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit issued 3/25/13. Project is virtually complete.			PC - 5/26/11			
<b>Ocean Avenue Townhomes</b> 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			
<b>Escuela Bilingüe, Phase II</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13. Extended to 7/22/14 by CBO on 1/21/14.			CC - 5/19/11			
<b>EmeryStation Greenway</b> 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			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11. CO pending.			PC - 2/28/08			
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	TCOs for Buildings A, B, and C issued November-December 2013. COs issued 3/31/14.			PC - 12/10/09			

**Glossary of Abbreviations:**

CBO =	Chief Building Official	FEIR =	Final Environmental Impact Report
CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
DSA =	Division of the State Architect	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
ERN =	Exclusive Negotiation Rights Agreement	TCO =	Temporary Certificate of Occupancy
EUSD =	Emery Unified School District	TI =	Tenant Improvement
FDP =	Final Development Plan		

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            59<sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> 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 (DA) 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 went to City Council with no recommendation from the Commission. DA approved by City Council on January 21, 2014 by a 3-2 vote.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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>Hyatt Place Hotel</b> Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002	New hotel of approximately 170 rooms on unbuilt portion of Bay Street Site A. Hotel is entitled as part of South Bayfront Retail/Mixed Use Project PUD (PUD99-2)	Community meeting held January 7, 2014. BPAC reviewed on January 6, 2014. Planning Commission study session held January 23, 2014. Planning Commission public hearing scheduled for April 24, 2014.	Conrad Garner Ensemble Hotel Partners (562) 435-4857
<b>Bay Street - Site B</b> Shellmound/Powell/railroad	Site plan being developed.	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.	Helen Bean Economic Development and Housing Department (510) 596-4355
<b>The Intersection Mixed Use Project (Maz)</b> 3800 San Pablo Avenue UPDR13-001	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.	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. Submitted building permit application on December 24, 2013.	Greg Pasquali Holliday Development (510) 588-5134



**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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><b>Marketplace Redevelopment</b>            Phase I – 64<sup>th</sup> and Christie Building,            Southeast corner of 64<sup>th</sup> 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><b>Marketplace Redevelopment</b>            Phase IB – Shellmound Street            between Shellmound Way and            64<sup>th</sup> Street            FDP13-001</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Pre-submittal meeting with Building Division held on November 12, 2013. Planning Commission study session held December 12, 2013. Community meeting held February 20, 2014. Planning Commission public hearing scheduled for April 24, 2014.</p>	<p>Mark Stefan            City Center Realty Partners            (415) 395-2908</p>
<p><b>Sherwin Williams Urban Village</b>            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 held December 3, 2013. Applicant expects to submit formal application in May 2014.</p>	<p>Joe Ernst            srmErnst Development            Partners            (510) 219-5376</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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>Nady Site</b> 6701 Shellmound Street UPDR13-004	Redevelopment of former industrial site for approximately 210 rental housing units.	Planning Commission study session held December 12, 2013. Second study session held March 27, 2014. Initial Study/Mitigated Negative Declaration being prepared.	Jeff White Avalon Bay Communities, Inc. (415) 601-9512
<b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>			
<b>Parkside (formerly 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 redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Project is under construction.	Peter Solar Equity Residential (415) 447-2690

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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>3706 San Pablo Avenue</b>	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. MOU with Oakland has been drafted proposing that Emeryville take the lead on planning and building permits; Oakland City Council to consider MOU in April, 2014. Exclusive Negotiation Rights Agreement (ERN) currently being developed for City Council consideration in April. After ERN is approved, applicant will develop application for Planning Commission consideration, anticipated in Fall 2014.	Catherine Firpo Economic Development and Housing Department (510) 596-4354
<b>Ambassador Housing</b> 36 <sup>th</sup> & 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 <sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36 <sup>th</sup> 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 were granted on December 2, 2013. COs for all three buildings issued on March 31, 2014.	Resources for Community Development Lihbin Shiao (510) 531-9911

**Planning & Building Department  
Status of Major Development Projects - City of Emeryville  
March 2014**

<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 101-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 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. Submitted building permit application on December 13, 2013.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	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.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street UP07-09, DR07-15	Reuse of existing Baker Metal Building for 17 residential and live-work units and a 672 square foot cafe/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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>Krubiner Prefabricated House</b> 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011. Applicant is now seeking final certificate of occupancy.	
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>EmeryStation Greenway</b> 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 <sup>st</sup> 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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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>OTHER</b>			
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> 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. Project is under construction.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Fire Station #2</b> 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.	Maurice Kaufman Public Works Department (510) 596-4334
<b>Pak N Save Upgrade</b> 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 virtually complete.	Jason Gomes Safeway, Inc. (925) 467-3000
<b>Pixar Warehouse</b> 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. Issued building permit on February 12, 2014. Exiting was redesigned so an easement was no longer needed.	Craig Payne Pixar Animation Studios (510) 922-3090

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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><b>Emeryville Center of Community Life</b>            Emery Secondary School site at 47<sup>th</sup> Street and San Pablo Avenue</p>	<p>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.</p>	<p>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. Building permit plans under review by Division of the State Architect. Demolition of existing buildings complete.</p>	<p>Education and Youth Services Advisory Committee            Cindy Montero            (510) 596-3770</p>
<p><b>HSP Parking Structure</b>            6050 Hollis Street            UP08-03, DR08-07</p>	<p>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.</p>	<p>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.</p>	<p>Philip Banta            Architect            (510) 654-3255</p>
<p><b>Broken Rack</b>            5768 Peladeau Street            UPDR13-003</p>	<p>Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.</p>	<p>Planning Commission approved September 26, 2013. 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. City Council approved reduction of Greenway access fee from \$50,000 to \$1,000 on December 17, 2013. Director of Planning and Building approved minor conditional use permit for Greenway access on December 20, 2013. Issued building permit for tenant improvements on January 27, 2014. Seismic upgrade permit was given final inspection on February 25, 2014.</p>	<p>Marilyn and Wayne Boucher            (510) 652-9808</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2014**

<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><b>Shell Gas Station Rebuild</b>            1800 Powell Street            UPDR13-002</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013.</p>	<p>Muthana Ibrahim            M I Architects, Inc.            (925) 287-1174</p>
<p><b>Escuela Bilingüe Internacional</b>            4550 San Pablo Avenue            UP10-007</p>	<p>Pre-K through 8<sup>th</sup> grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>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. Extended to July 22, 2014 by Chief Building Official on January 21, 2014.</p>	<p>John Horsh            (510) 872-6182</p>



	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	21	34	9	24	19	13	19	18	12				169
Plumb., Elec., Mech.	27	44	14	40	26	21	40	37	19				268
Fire	10	11	4	5	10	3	2	5	15				65
<b>MON. TOTALS</b>	58	89	27	69	55	37	61	60	46	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	502
<b>VALUATION</b>													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230	\$2,133,027	\$149,926	\$213,967	\$440,961				\$8,344,184
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410	\$151,600	\$1,275,519	\$302,234	\$431,127				\$4,425,681
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671	\$817,964	\$694,263	\$1,393,525	\$4,280,609	\$784,542				\$26,860,695
<b>MON. TOTALS</b>	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$1,252,604	\$2,978,890	\$2,818,970	\$4,796,810	\$1,656,630	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$39,630,560
<b>FEES COLLECTED</b>													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29	\$55,951.99	\$6,238.47	\$15,955.67	\$8,291.02	\$21,310.22	\$4,462.60				\$192,670.01
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00	\$139.00	\$81.00	\$188.00	\$62.00				\$1,746.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91	\$1,286.70	\$3,191.13	\$1,658.21	\$4,262.04	\$892.51				\$38,526.47
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23	\$9,275.56	\$120,323.10	-\$82,696.00	\$32,086.73	\$7,543.13				\$285,158.73
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77	\$279,082.71	\$136,078.01	\$110,320.11	\$7,672.53	\$5,923.62				\$689,394.74
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55	\$42,770.65	\$43,194.46	\$1,465.80	\$753.71	\$243.15				\$104,791.05
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62	\$1,958.04	\$5,484.24	\$4,993.14	\$6,396.14	\$1,569.99				\$60,935.85
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63	\$1,256.04	\$3,902.42	\$2,858.13	\$5,477.68	\$1,346.20				\$40,886.75
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90	\$2,902.94	\$2,998.72	\$1,911.52	\$4,837.26	\$1,298.30				\$37,901.92
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50	\$583.89	\$315.11	\$828.18	\$256.84				\$7,129.81
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59	\$228.66	\$129.71	\$307.43	\$69.39				\$2,854.71
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27	\$2,608.09	\$4,730.10	\$3,361.76	\$12,626.64	\$1,743.82				\$76,119.86
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00	\$711.00	\$0.00	\$8,532.00	\$1,659.00	\$474.00				\$24,174.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				\$11,613.84
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$830.36	\$0.00				\$19,585.90
School	\$1,132.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$708.29	\$0.00				\$1,840.99
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27	\$0.00	\$1,538.39	\$4,492.48	\$24,460.12	\$0.00				\$86,317.79
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00	\$3,858.00	\$7,236.00	\$7,460.00	\$6,473.00	\$1,493.00				\$44,877.00
<b>MON. TOTALS</b>	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$352,312.29	\$345,583.79	\$73,173.99	\$130,877.33	\$27,378.55	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$1,726,525.42

**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	99%	211	167	198	235	166	31	8	0	0					1016
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	100%	70	5	3	3	2	3	1	0	0					87
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	93%	40	25	35	30	14	21	14	22	13					214
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	30%	0	0	5	10	11	23	10	15	23					97
CITY STORAGE	\$5,718,304	22-Oct-13	20%				0	2	10	33	50	65					160
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0	0	0	0	0					0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	70%	43	36	15	25	28	33	25	39	36					280
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	50%	177	155	133	150	161	170	191	201	210					1548
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	50%	159	134	122	135	125	119	134	155	177					1260
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	50%	0	25	15	15	11	3	5	8	5					87
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376	445	424	489					3406
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	38	15	6	3	2	8	4	14	9					99
				1096	989	765	971	811	797	870	928	1,027					

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

8,254