



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: May 1, 2014

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – APRIL 2014**

HIGHLIGHTS OF THE MONTH

With the retirement of Economic Development and Housing Director Helen Bean, the Economic Development and Housing Department is being combined with the Planning and Building Department. Although the change did not take effect until May 5, the April activities of the Economic Development and Housing staff are included in this report, beginning on page 11.

The Planning Commission unanimously approved a six story, 171-room Hyatt Place hotel at Bay Street, in accordance with the Planned Unit Development (PUD) for the South Bayfront Retail/Mixed Use Project approved by the City Council in September 1999.

Preparation of the 2015-2023 Housing Element moved forward in April with a working session by the Housing Committee and a study session by the City Council. A draft is being prepared for consideration by the Planning Commission and City Council in June and July, respectively.

Following a City Council study session on April 1, the proposed traffic, park, and affordable housing impact fees were discussed by the Parks and Recreation Committee, Housing Committee, Economic Development Advisory Committee, and Planning Commission. The impact fees are due to be considered by the City Council in July.

The Technical Advisory Committee and Policy Advisory Committee of the Emeryville-Oakland-Berkeley Transit Study (EBOTS) both met in April to review route options and other features for improved transit service in the West Berkeley-Emeryville-West Oakland corridor.

The Planning and Building Director attended the American Planning Association National Planning Conference in Atlanta. Highlights included an opening keynote by the Acting U.S. Surgeon General; sessions on planning and public health, ethics, housing law, planning department management, and sign regulation; tours of the legacy of the 1996 Olympics, innovative bicycle infrastructure projects, and the new Atlanta Streetcar; and an overnight trip to Savannah, Georgia's first city and still a model for contemporary urban planning.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

April 1

Impact Fees. The Council held a study session on proposed traffic, parks, government facilities, and housing impact fees. The proposed impact fees will be presented to the Transportation, Parks and Recreation, Housing, and Economic Development Committees, and the Planning Commission, and will then be brought back to the Council for action.

Safe Routes to Transit. The Council approved plans and specifications for the Safe Routes to Transit bicycle and pedestrian safety improvements at 40th and San Pablo and the Star Intersection, and authorized the City Engineer to advertise for bids.

Measure B. The Council approved the Alameda County Transportation Commission's proposed expenditure plan for Measure B, an extension and augmentation of the sales tax that funds transportation projects. The measure will appear on the November ballot.

April 22

Housing Element. The Council held a study session to review findings and policy ideas for the 2015-2023 Housing Element.

Shellmound Powell Street Bridge Public Art Project. The Council adopted the Public Art Committee's recommendation to select the teams of Rosario Behar and Roberto Marquardt (RR Studios); Blessing Hancock (Skyrim Studio) and David Fletcher (Fletcher Studios); Mags Harries and Lajos Heder and Gary Strang (GLS); and Catherine Widgery and Brennon Cox (Groundwork Office) as finalists for the Shellmound Powell Street Bridge Public Art Project, directed the City Manager to enter into conceptual design agreements with the finalists; and authorized the City Manager to execute a contract amendment with Regina Almaguer for art management consultant service.

Charter City. The Council considered various options for a City charter and revenue measures, and directed staff to prepare a simple draft charter and to pursue an enhanced real estate transfer tax for polling prior to a November election.

Emery Go-Round Funding. The Council considered various options for funding the Emery Go-Round in the future and concurred in the staff recommendation to work with an assessment engineer to analyze various funding options and issues related to the Property Based Improvement District (PBID) renewal.

Fire Station Antennas. The Council agreed to terminate leases with Sprint and T Mobile West for antennas on the roof of Fire Station #34 on Powell Street to facilitate roof repairs. Since the antennas are one of the major causes of the roof's poor condition, the Public Works Director recommended that the antennas not be replaced, but instead be relocated to a pole adjacent

to the building, and the Council concurred. This will require a conditional use permit and design review from the Planning Commission.

Hyatt Place Hotel. On the consent calendar, the Council approved a Professional Services Agreement with Fehr and Peers to conduct a Transportation Assessment Study for the proposed Hyatt Place Hotel at Bay Street.

PLANNING COMMISSION

The Planning Commission considered the following items at its April 24 meeting:

Impact Fees. The Commission held a study session to review proposed traffic, park, general government facility, and affordable housing impact fees. Several members said they believe the fees should be lowered to maintain Emeryville's competitiveness with other cities, especially in light of the fact that Emeryville does not have a BART station. Other members supported staff's recommendation and commented that the fees were appropriate, noting that the residential rental market was strong enough to bear the affordable housing fee. Several members were concerned about the scalability of fees and the potential negative impact of fees on smaller developments. Members also commented that they would like the fees to be reviewed on an annual basis.

Hyatt Place Hotel at Bay Street. Following lengthy deliberations, the Commission unanimously approved a Final Development Plan (FDP) for a six story, 171-room Hyatt Place hotel in accordance with the Preliminary Development Plan (PDP) for the South Bayfront Retail/Mixed Use Project (Site A) approved by the City Council on September 14, 1999. The Commission modified and added several conditions of approval related to design and transportation.

East BayBridge Façade Improvements. The Commission considered a Major Design Review application to modify the façade of existing and resubdivided tenant spaces at 3839 Emery Street in the East BayBridge Shopping Center. The Commission provided feedback on façade materials, landscaping improvements, lighting, and circulation, and directed the applicant to improve several aspects of the design. The application was continued to a future meeting.

HOUSING COMMITTEE

At its April 2 meeting, the committee held a working session on the Housing Element and discussed findings and policy ideas, including a potential policy to balance housing type, affordability and tenure. The committee also reviewed the proposed housing impact fee and the Affordable Housing Set Aside Program Housing Affordability Table.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At its April 2 meeting, the committee heard an overview of economic and demographic trends in the East Bay and Emeryville and reviewed the results of the business survey. Committee members provided input to a Strengths/Weaknesses/Opportunities/Threats analysis for Emeryville. The committee also reviewed proposed impact fees, and passed motions that the City needs to set fees at a level where they are materially lower than competitive cities and

that the Emery Go-Round bus yard should be placed in the top priority of projects to be funded by the transportation fee. Economic Development and Housing Director Helen Bean announced her retirement and said this would be her last meeting.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its April 7 meeting the BPAC continued to discuss Bike to Work day logistics and received an update on the preparations for a shared summer Oaklavia event in Emeryville and the Golden Gate neighborhood of Oakland. Public Works Director Maurice Kaufman presented the design for a planned separated bike path on Christie Avenue between Powell Street and Shellmound Street. This project is funded by a Measure B One Bay Area Grant to close a gap in the Bay Trail. The BPAC voted 6-1 to recommend a full pedestrian “scramble” at the intersection of Christie Avenue and Shellmound Street. This plan will continue to the Transportation Committee before moving to City Council for approval.

PARKS AND RECREATION COMMITTEE

At its April 16 meeting, the committee expressed support for a Water Trail on the Bay and purchase of a concrete ping pong table. They also heard a report on the proposed park impact fee and expressed general support for the fee.

COMMUNITY PRESERVATION COMMITTEE

At its April 23 meeting, the committee heard an update on graffiti abatement, reviewed the key properties list, and were advised that two former problem properties at 1075 41st Street and 1270 64th Street are being purchased by new owners who will hopefully do a better job of maintaining them.

PUBLIC ART COMMITTEE

The committee did not meet in April; its next regular meeting will be on May 8.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

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

COMMUNITY EVENTS COMMITTEE

The Community Events Committee met in April and reviewed several applications for events at Emeryville facilities including weddings in Emeryville parks and a series of movie nights at Doyle-Hollis Park.

DEVELOPMENT COORDINATING COMMITTEE

The regular DCC meeting scheduled for April 9 was cancelled because all pending items have either already been reviewed by DCC or were not yet ready to be reviewed.

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 April are discussed below.

Hyatt Place Hotel. As noted above, this 171-room hotel at Bay Street was approved unanimously by the Planning Commission on April 24.

3706 San Pablo Avenue (former “Golden Gate Lock and Key” site). On April 22 the Oakland City Council approved a Memorandum of Agreement (MOA) for Emeryville to take the lead on planning and building permits for a proposed affordable housing project on this former Emeryville Redevelopment Agency site that is partially in Oakland. The Emeryville City Council selected EAH Housing as the developer on October 15, 2013, and an Exclusive Negotiation Rights Agreement (ERN) is expected to be approved by the Council on May 20. The developer will then prepare an application for Planning Commission consideration, expected in the fall.

Sherwin Williams Urban Village. On April 23 staff met with the applicant and their potential partners, Lennar Multifamily Communities, to discuss the project and entitlement process. They hope to file an application for a planned unit development (PUD) sometime this summer.

Marketplace Redevelopment Project, Phase IB Final Development Plan (FDP). This application for a parking garage, retail space, and realignment of Shellmound Street was continued from the April 24 Planning Commission meeting at the request of the applicants, who are rethinking the overall phasing of the build-out of the Marketplace Planned Unit Development. This FDP is now tentatively scheduled to be considered by the Planning Commission on June 26.

6701 Shellmound Street Project (“Nady Site”). Staff is reviewing the draft Initial Study/Mitigated Negative Declaration (IS/MND), the environmental document being prepared for this proposed 211-unit housing project under the requirements of the California Environmental Quality Act (CEQA), and met internally to discuss it on April 14. The IS/MND is expected to be published for public review in early June, and the project is tentatively scheduled for a Planning Commission public hearing on July 24.

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 reviewed by the Planning Commission on April 24, as noted above. The Planning Commission provided feedback on façade materials, landscaping improvements, lighting, and circulation. This item was continued to a future Planning Commission meeting (pending).

Smashburger, 1151 40th Street, Suite 1199B. A Minor Design Review permit for exterior changes and outdoor eating was approved on April 18.

Signs

Grocery Outlet Headquarters, 5650 Hollis Street. A revision to a previously approved Minor Sign permit for one wall sign and one monument sign was approved on April 8.

Charming Charlie's, 5688 Bay Street. A Minor Sign permit to review new signs for conformance with the Bay Street Master Sign Program was approved on April 7.

Heritage Square Monument Signs, 6121 Hollis Street. A Minor Sign permit to replace existing monument signs was approved on April 8.

EMME Apartment Signs, 6350 Christie Avenue. A Minor Sign permit for project identification signs was approved on April 30.

The Broken Rack Awning Signs, 5768 Peladeau Street. A Minor Sign permit for three awning signs was approved on April 30.

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. The Technical Advisory Committee met on April 2 to discuss a transit options evaluation and upcoming workshops and presentations to commissions, councils and boards. The Policy Advisory Committee met on April 28, and had a good discussion among representatives of transit agencies, cities, residents, and affordable housing and disabled services organizations. Staff and consultants publicized community workshops on options, which are scheduled for May 8 at 6:30 p.m. at the Emery Unified School District multi-purpose room on 61st in Emeryville; May 10 at 11:00 a.m. at DeFremery Recreation Center on Adeline in Oakland; and May 13 at 6:30 p.m. at James Kenney Community Center on 8th in Berkeley. Staff wrote a questionnaire, which is linked to the webpage at <http://www.emeryville.org/ebots>. Staff worked with consultants to define questions for the public and policy makers, draft poster boards for the workshops, and revise the poster boards based on Policy Advisory Committee comments. Staff submitted a quarterly report to Caltrans.

Housing Element. On April 2 the Housing Committee discussed findings and policy ideas, including a potential policy to balance housing type, affordability and tenure. The City convened a roundtable discussion of housing and service providers on April 10. As noted above, the City Council held a study session to review findings and policy ideas on April 22. Staff and consultants completed maps and tables of approved and potential housing sites. Staff

and consultants are on track to complete a draft by May 23. Further information is at the Housing Element website: <http://www.emeryville.org/housingelement>.

Design Guidelines - Family Friendly Housing. The architect who was hired to illustrate the guidelines is completing sketches for staff review in early May. Several examples of family friendly housing have been identified for a Planning Commission tour on May 17.

Housing and Community Multiple Hazards Risk Assessment Workshop. On April 12 staff attended a workshop held by the Association of Bay Area Governments (ABAG) and the San Francisco Bay Conservation and Development Commission (BCDC) at ABAG offices in Oakland. The two agencies presented a draft regional assessment of vulnerability to flooding and seismic hazards for existing and projected housing and communities.

Climate Change Adaptation for Transportation Assets – Bay Bridge Focus Area Working Group Meeting. On April 25 the Metropolitan Transportation Commission (MTC) and BCDC Adapting to Rising Tides staff convened this group of stakeholders in the area around the Bay Bridge touchdown to discuss strategies to protect transportation and other assets including the Emeryville Crescent marsh. Emeryville staff reminded the group that the Emeryville General Plan includes a policy to work with stakeholders to develop a Bay Trail segment between the freeway and the marsh. The idea came up that perhaps the path could be incorporated into protection for the freeway. The meeting included staff from Caltrans, East Bay Regional Park District, Port of Oakland, East Bay Municipal Utility District, Pacific Gas and Electric, and BART.

Significant Structures. Current planning staff reviewed a draft ordinance and provided feedback.

Capital Improvement Program. On April 7, staff met to finalize the draft Capital Improvement Program, which is scheduled for City Council consideration in June.

Impact Fees. On April 24, staff met to finalize recommendations for the proposed parks, transportation, and housing impact fees, which are scheduled for consideration by the Planning Commission in June and by the City Council in July.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the tenth 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 April:

Permits Issued:	52
Total Valuation:	About \$1.06 million
Fees Collected:	About \$60,000
Inspections:	1,299
- Major projects:	725 (56%)
- Other:	574 (44%)

Fast Track Plan Check:

- Same day: 15 applications
- Within 2 weeks: 22 applications

Public Contacts and Inquiries:

- Counter contacts: 193
- Telephone inquiries: 171

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.
- **Shell Gas Station Rebuild** – 1800 Powell Street; demolition and replacement with a 2,700 square foot convenience store, gas pumps and car wash.
- **Marketplace Redevelopment Project, Phase IA** – 64th and Christie; 193 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **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:

- **Bridgecourt 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.
- **Icon at Park** – 1401 Park Avenue.
- **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.
- **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.
- **Hyatt Place Hotel** – 5700 Bay Street; six-story, 171-room hotel.
- **EmeryStation 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 April. 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.
- **Grocery Outlet** – 5650 Hollis Street; parking restriping.
- **5829 Vallejo Street** – Renovation of existing residential and garage structures.
- **Shell Gas Station** – 1800 Powell Street; demolition.
- **Scarlet City Roaster** – 3960 Adeline Street; tenant improvement coffee shop.
- **4365 Adeline Street** – TI for Hair salon and restrooms.
- **Wargaming.net** – 1480 64th Street, 3rd floor; tenant improvement.
- **Innovative Interfaces** – 5850 Shellmound Street, 1st floor; tenant improvement.
- **CNS** – 2200 Powell Street, 1st floor; tenant improvement.
- **Charming Charlie** – 5688 Bay Street, Building E; shelving.
- **Pixar Warehouse** – 5000 Hollis Street; install steel shelving.
- **Tubemogul** – 1250 53rd Street, Suite 2; demolition interior partitions, lighting and ductwork.
- **Elemental LED** – 1460 Park Avenue; install pallet racks.
- **Animation Mentor** – 1400 65th Street, #250; non-structural demising wall.
- **7 Captain Drive, 411C** – Kitchen, bathroom remodel.
- **2 Anchor Drive, 295** – Kitchen, bathroom remodel, electrical service upgrade.
- **1253 61st Street** – Reroof.
- **1031 45th Street** – electrical service upgrade.
- **6200 Doyle Street, Building F** – unit 34, electrical repair, upgrade.
- **4328 Salem Street** – electrical service upgrade.
- **4316 Essex Street** – electrical service upgrade.
- **1195 Park Avenue, #101** – water heater replacement.
- **1266 62nd Street, Unit D** – water heater replacement.
- **1059 47th Street** – private sewer lateral replacement.
- **Hyatt House** – 5800 Shellmound Way; private sewer lateral replacement.
- **2 Anchor Drive** – abandon and private sewer lateral replacement.
- **5887 Beaudry Street** – private sewer lateral replacement.
- **1201 Park Avenue** – 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 April for the following projects:

- **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 April:

- **Kohana Coffee** – 1265 67th Street; tenant improvement. (CO)
- 13 sub permit types (final)

Code Enforcement/Graffiti Abatement

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

- 3 graffiti case, correspondence for abatement purposes.
- 2 code enforcement related cases were abated.
- 17 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

Over the past 18 months, code enforcement efforts to abate two properties are now considered closed:

1270 64th Street. This single-family home sustained extensive fire damage in December 2013 and was on the Community Preservation Committee key properties list for over ten years for lack of property maintenance. This property is vacant and secured, and is now being maintained. The property is in pre-foreclosure status and currently maintained by Cyprex Services, LLC. Cyprex has contacted the Building Division to ascertain the condition of the property and request access to determine rehabilitation work scope. This service will maintain the property and yards throughout the foreclosure process and ultimately obtain building permits for rehabilitation.

1075 41st Street. This single-family home is vacant and currently bank owned. The Building Division has received complaints from the public regarding vagrants, blight, and illicit activity over the past eighteen months during pre-foreclosure and foreclosure status. Altisource and Pacific Preservation property management agency have provided property maintenance and clean up. As of March 21, this property has been removed from their active inventory. Based

on the information they have received, it appears that the mortgage has now been paid off, and is no longer in default. That would typically indicate that the property has either been sold, or the borrower has paid the past due balance and the loan is now current. Assessor's information indicates the property was purchased on March 18, 2014 by RWW Properties, LLC, 6114 La Salle Ave. #536, Oakland. RWW discussion with the Building Division has confirmed their purchase of the property with the intent to rehabilitate and resell it, and to actively address further code enforcement activities and/or complaints.

Customer Feedback Questionnaire

For the month of April one questionnaire was 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 questionnaire received, the applicant contacted the Chief Building Official to restate his satisfaction with Planning and Building services.

ECONOMIC DEVELOPMENT AND HOUSING DIVISION

With the retirement of Economic Development and Housing Director Helen Bean, the Economic Development and Housing Department is being combined with the Planning and Building Department, effective May 5. The Planning and Building Director held a number of meetings about this transition in April, including several with Ms. Bean, members of the Economic Development and Housing staff, Finance Department, Human Resources Manager, and the City Manager.

ECONOMIC DEVELOPMENT

Economic Development Strategy. Staff prepared a summary of the input to the Strengths/Weaknesses/Opportunities/Threats analysis that the Economic Development Advisory Committee provided at their April 2 meeting.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. On April 8, staff met with the applicant and a Caltrans representative to discuss the progress of the project, which is partially funded by an intercity rail grant from the California Transportation Commission (CTC) under the State Transportation Improvement Program (STIP). The process for applying for an extension of the STIP grant was discussed. Staff prepared a draft letter requesting a time extension, to be submitted to the CTC in May.

AFFORDABLE HOUSING

3900 Adeline Street. Staff continued negotiating the Affordability Agreement with Madison Park; this is tentatively scheduled to be considered for approval by the City Council on June 17.

3706 San Pablo Avenue and 1025 West MacArthur Boulevard. Staff continued negotiating the Exclusive Negotiating Rights Agreement with EAH Housing; this is tentatively scheduled to be considered for approval by the City Council on May 20.

First Time Homebuyer and Below Market Rate (BMR) Ownership Programs:

- Processed three subordination requests.
- Sent out a second round of notices for non-respondents to the owner occupancy monitoring activity, with responses due by May 23.
- Replied to 32 inquiries (via phone and email) from parties interested in the City's homeownership programs, both down payment assistance loans and BMR units.

PUBLIC IMPROVEMENTS

48th St Community Garden. EDH staff, working with Public Works and the City Attorney's Office, negotiated with Emeryville Community Organic gardens and their subcontractors to finalize an Implementation Agreement to be brought to the City Council, acting as Successor Agency, in May.

Park Impact Fee. As noted above, staff presented the park impact fee nexus study to the Parks and Recreation Committee at their April 16 meeting. This fee study, along with a traffic impact fee update and housing fee are expected to be brought for Planning Commission review and City Council action in June and July, respectively.

Christie Avenue Bay Trail Gap Closure. Staff assisted Public Works in bringing the Christie Avenue Bay Trail Gap Closure project to City Council for conceptual design proposal with action expected in May.

Safe Routes to School (SR2S). In April, project consultants, Kimley Horn, received an Encroachment Permit for work within the Caltrans right of way on San Pablo Avenue for improvements at the 43rd, 45th and 47th Street intersections. Staff will submit a request for authorization to proceed with construction and allocation of funds to the State of California Department of Transportation in May.

Safe Routes to Transit (SRTT). Caltrans issued an encroachment permit for work on this project on February 10. As noted above, the City Council approved authorization to bid the project on April 1. EDH staff confirmed funder approval of the project as bid. Bid documents were released by Public Works and construction will be completed by December. EDH staff's remaining role is to manage the grant reporting and reimbursement.

GRANT PROSPECTS

Staff coordinated consultant responses to calls for projects for the Active Transportation Program and the Environmental Enhancement and Mitigation Program in April with applications due in May and June, respectively.

PUBLIC ART PROGRAM

Shellmound Street-Powell Street Bridge Public Art. The Selection Panel for the Shellmound Street-Powell Street Bridge Public Art project conducted interviews with six finalist artist teams on February 24 and recommended four finalists to the Public Art Committee. As noted above,

the City Council unanimously approved the short list on April 22, as well as adding an alternate to the panel, and expanding the arts consultant's scope to assist with conceptual design. The four finalists will visit the site, have proposals reviewed for technical soundness and will be provided comments for final submittals. Final submittals will be reviewed by the Selection Panel and a recommendation will be made to the Public Art Committee and City Council in the fall.

Public Art in Private Development. Staff approved the contract for inclusion of public art in the Escuela Bilingüe Internacional site on San Pablo Avenue and eligibility for their art fee rebate.

BROWNFIELDS

36th Street Properties. In April, staff met with a contractor to the U.S. Environmental Protection Agency, Technical Assistance Award, for site characterization work at the 36th Street properties. This award provides consulting services at no cost to the City by a local consultant, in this case Ecology and Environment Inc. A Phase II testing proposal is expected in May.

3706 San Pablo Avenue and 1025 West MacArthur Boulevard. Staff directed consultants to resubmit the Site Cleanup Plan for 3706 San Pablo Avenue and 1025 West MacArthur Boulevard to address regulator comments and site uncertainties associated with basement removal.

ADMINISTRATION/OTHER

American Planning Association National Planning Conference. The Planning and Building Director attended the annual conference of the American Planning Association in Atlanta on April 25 – May 1. This annual event of the national professional planning organization brought together about 5,000 planners from throughout the United States and other countries to discuss issues of mutual concern and to share the latest information on myriad topics related to city planning. Highlights of the conference included:

- An Opening Keynote by Acting U.S. Surgeon General Rear Admiral Boris D. Lushniak on planning and public health; and an informative session on “Fit Cities for a Fit Nation”, which featured New York City’s award-winning *Active Design Guidelines*, which in turn are based on the Centers for Disease Control’s *Community Guide*. Many aspects of our General Plan, such as encouraging mixed use development, promoting alternative forms of transportation, and expanding park facilities, fit right in to this “Fit Nation” concept.
- An “orientation tour” and “mobile workshops” to get the lay of the land and view the neighborhoods of Atlanta. These included the legacy of the 1996 Olympic games, which gave the city a beautiful new park, convention center, college dormitories, and sports facilities; a look at Atlanta’s new streetcar line, which connects downtown with the Martin Luther King, Jr. National Historic Site and is designed to promote economic development along the way; and a bicycle tour of various innovative facilities including cycle tracks, turn pockets, bike signals, and the “beltline”, a 22-mile bicycle/pedestrian/streetcar route that will eventually encircle the city.

- The annual awards luncheon at which citizens, planners, and public officials were recognized for outstanding achievements. In the Bay Area, the City of Berkeley won the National Planning Achievement Award for a Best Practice for their Downtown Plan, and San Francisco won a Public Outreach Award for their on-line Budget Czar Game.
- Sessions on planning department management, the community planning process for a private development in Florida, and sign regulation.
- An excellent two-day mobile workshop to Georgia's first city, Savannah. Designed by James Edward Oglethorpe, the founder of Georgia, as a utopian community for the "noble poor" and first settled in 1733, Savannah today retains many of the design elements of the original plan and has been cited as a model for contemporary urban planning. In addition to the historic downtown area with its many lovely squares and boulevards, the tour included visits to an affordable housing project; a facility for reusing building materials operated by the Savannah College of Art and Design (SCAD) in partnership with local small businesses; Wormsloe Plantation, the home of one of Savannah's original settlers; and the Pin Point Heritage Museum, in a former oyster and crab factory that for almost 100 years provided the livelihood for a small, isolated, self-sustained Gullah/Geechee enclave founded by first-generation freedmen following the Civil War.
- Most sessions were good for "CM" (certification maintenance) credits, which are required for planners to retain their AICP (American Institute of Certified Planners) credentials. AICP members must earn a total of 32 CM credits every two years, including 1.5 credits in law and 1.5 credits in ethics. The required credits in law and ethics were earned at this year's conference in sessions on "Evolution of Affordable Housing Law", and "Ethics and Cultural Autonomy", respectively.

East Bay American Institute of Architects Presentation. On April 16, the Planning and Building Director gave a presentation to the East Bay AIA chapter on *Planning in Emeryville*, a history of the city's development in the 20th Century, its transformation during the era of Redevelopment, and the outlook going forward in the post-Redevelopment era, including the new General Plan.

Homeless Services. On April 23, the Planning and Building Director met with the City Manager and other key staff to plan a meeting on Homeless Service Provision and Coordination with the cities of Albany, Berkeley, and Oakland, to be held in Emeryville on May 23.

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 April 23 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Grants Coordination. At its April 17 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 April 10 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.

Planning Interns. Intern Alene Pearson resigned to take a position with Caltrans District 4 doing environmental review. A new intern's application is under review.

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

Planning and Building Department

Major Development Projects

April 2014

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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. Application expected in Summer 2014.						
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. CC to consider ERN on 5/20/14.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan for former Redevelopment site approved by City Council 2/4/14.						
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.						
Nady Site 6701 Shellmound Street	Residential - 210 units	PC study sessions 12/12/13 and 3/27/14. IS/MND being prepared. PC hearing tentatively 7/24/14.						
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13. PC public hearing 6/26/14.						
Hyatt Place Hotel ("Site A") NE Shellmound & Bay Streets	Hotel - 171 rooms	PC study session 1/23/14. PC approved 4/24/14.			PC - 4/24/14			
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.			PC - 6/24/10			
EmeryStation West @ Transit Ctr 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			
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			
The Intersection Mixed Use ("Maz") 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			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	Building permit application submitted 12/27/13. Demolition permit issued 4/28/14.			PC - 6/27/13			
39th and Adeline Project 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			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Owner victim of fraudulent "sale" of property. Planning and building permits still valid.			CC - 4/17/07			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Building permit application submitted to DSA. Demolition complete.			PC - 8/22/13			
Pixar Warehouse 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			
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			
Broken Rack 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			
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			
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			
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. Extended to 7/22/14 by CBO on 1/21/14.			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. CO pending.			PC - 2/28/08			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit issued 3/25/13. Building permit finalized 2/4/14.			PC - 5/26/11			

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
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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 (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
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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>
Hyatt Place Hotel Bay Street Site A Northeast corner of Christie Avenue and Bay Street FDP13-002	New hotel of 171 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 approved on April 24, 2014.	Conrad Garner Ensemble Hotel Partners (562) 435-4857
Bay Street - Site 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
The Intersection Mixed Use Project (Maz) 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

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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>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 June 26, 2014.</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 held December 3, 2013. Applicant expects to submit formal application in summer 2014.</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 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. Tentatively scheduled for Planning Commission public hearing on July 24, 2014.	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. MOU with Oakland for Emeryville to take the lead on planning and building permits approved by Oakland City Council on April 22, 2014. Exclusive Negotiation Rights Agreement (ERN) currently being developed for City Council consideration on May 20. 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
39th and Adeline Residential Project East side of Adeline Street between 39 th 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

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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>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>
<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>	

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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>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. Permit applications were approved and ready to issue but expired on July 18, 2012. Tree removal permit for street tree approved by Planning Commission on September 27, 2012. On March 13, 2014, City received letter from Alameda County District Attorney saying that applicant was 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. DA requested City to “place the property rights back into position held as of March 8, 2011.” Thus, planning and building permits are still considered valid, building permit is being processed and is expected to be issued soon.</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			
<p>EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency 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 1st 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.</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>
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. Project is under construction.	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.	Maurice Kaufman Public Works Department (510) 596-4334
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 received final inspection February 4, 2014.	Jason Gomes Safeway, Inc. (925) 467-3000
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. 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

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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>Emeryville Center of Community Life Emery Secondary School site at 47th 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>HSP Parking Structure 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 59th 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>Broken Rack 5768 Peladeau Street UPDR13-003</p>	<p>Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.</p>	<p>Planning Commission approved September 26, 2013. 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>

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April 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>Shell Gas Station Rebuild 1800 Powell Street UPDR13-002</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission approved June 27, 2013. Received building permit application on December 27, 2013. Issued demolition permit on April 28, 2014.</p>	<p>Muthana Ibrahim M I Architects, Inc. (925) 287-1174</p>
<p>Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th 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
PERMITS ISSUED													
Building Permits	21	34	9	24	19	13	19	18	12	17			186
Plumb., Elec., Mech.	27	44	14	40	26	21	40	37	19	33			301
Fire	10	11	4	5	10	3	2	5	15	2			67
MON. TOTALS	58	89	27	69	55	37	61	60	46	52	0	0	
FISCAL YEARLY TOTAL												554	
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850	\$107,230	\$2,133,027	\$149,926	\$213,967	\$440,961	\$120,061			\$8,464,245
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256	\$327,410	\$151,600	\$1,275,519	\$302,234	\$431,127	\$77,359			\$4,503,040
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	\$858,247			\$27,718,942
MON. TOTALS	\$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	\$1,055,667	\$0	\$0	
FISCAL YEARLY TOTAL												\$40,686,227	
FEES COLLECTED													
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	\$5,462.14			\$198,132.15
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00	\$67.00	\$139.00	\$81.00	\$188.00	\$62.00	\$67.00			\$1,813.00
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	\$1,092.44			\$39,618.91
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	\$8,221.62			\$293,380.35
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	\$26,843.26			\$716,238.00
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	\$2,512.03			\$107,303.08
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	\$2,168.42			\$63,104.27
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	\$1,455.14			\$42,341.89
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	\$1,286.92			\$39,188.84
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84	\$203.50	\$583.89	\$315.11	\$828.18	\$256.84	\$196.72			\$7,326.53
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54	\$93.59	\$228.66	\$129.71	\$307.43	\$69.39	\$80.22			\$2,934.93
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	\$2,697.23			\$78,817.09
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	\$4,503.00			\$28,677.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84	\$0.00	\$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	\$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	\$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	\$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	\$3,167.00			\$48,044.00
MON. TOTALS	\$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	\$59,753.14	\$0.00	\$0.00	
FISCAL YEARLY TOTAL												\$1,786,278.56	

BUILDING DIVISION INSPECTION LOG FY 13/14

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2013-2014												
				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
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	99%	211	167	198	235	166	31	8	0	0	0			1,016
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	100%	70	5	3	3	2	3	1	0	0	0			87
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	95%	40	25	35	30	14	21	14	22	13	39			253
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	50%	0	0	5	10	11	23	10	15	23	10			107
CITY STORAGE	\$5,718,304	22-Oct-13	20%				0	2	10	33	50	65	89			249
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0	0	0	0	0	0	0			0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	50%	43	36	15	25	28	33	25	39	36	75			355
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	50%	177	155	133	150	161	170	191	201	210	242			1,790
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	50%	159	134	122	135	125	119	134	155	177	255			1,515
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	70%	0	25	15	15	11	3	5	8	5	15			102
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365	289	376	445	424	489	569			3,975
CODE ENFORCEMENT¹	CONT.	CONT.	CONT.	38	15	6	3	2	8	4	14	9	5			104
				1,096	989	765	971	811	797	870	928	1,027	1,299			
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																9,553