


CITY OF EMERYVILLE



MEMORANDUM

DATE: October 1, 2009

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – September 2009

I. City Council/Planning Commission/Committees

- **City Council.** The following planning and building related items were considered by the City Council/Redevelopment Agency at their September meetings:

September 1, 2009:

- *Bay Street Development Agreement Time Extension.* The City Council approved the second reading of an ordinance extending the term of the existing Development Agreement with Madison Marquette by five years, to October 22, 2014. In a related action, the Redevelopment Agency extended the Exclusive Negotiating Agreement and the Disposition and Development Agreement with Madison Marquette. A large number of people spoke on the item, many of whom were affiliated with the East Bay Alliance for a Sustainable Economy and/or Residents United for a Livable Emeryville.
- *Local Hazard Mitigation Plan.* The City Council approved this plan, preparation of which was overseen by the Economic Development and Housing Department with the participation of Planning and Building. Having an adopted plan will make the City eligible for FEMA funding in the event of a natural disaster.

September 15, 2009:

- *General Plan.* The City Council was scheduled to consider adoption of the new General Plan, but, due to the absence of the Mayor, this item was postponed to the Council’s October 6 meeting. The Mayor has indicated that, if the item is not concluded in a timely manner on October 6, it will be continued to a special Council meeting on October 13.
- *Park Avenue Street Improvements.* The City Council approved the redesign of the sidewalk in front of the Paula LeDuc property at the northwest corner of Park Avenue and Hollis Street to provide access to parking while still allowing space for street trees and street lights.

- ***Planning Commission.*** The Planning Commission considered the following items at its September 24 meeting:
 - ***Pixar Animation Studios Development Agreement.*** After some discussion, the Commission voted to recommend City Council approval of a proposed amendment to Pixar’s Development Agreement (DA) that would (1) allow the City to use a portion of the \$2 million Cultural Arts Center contribution as a grant to a non-profit entity to be incorporated by the City which will utilize the funds to hire personnel to assist in programming and raising additional capital funds for the Cultural Arts Center; and (2) release Pixar of the obligation to sponsor a fundraising event for the Center. First reading of the ordinance amending the DA is scheduled to be considered by the City Council on October 20.
 - ***AMC IMAX Sign, 5614 Shellmound Street.*** The Commission approved a major sign permit for two new “IMAX” tower signs below the existing “AMC” signs at the southwest corner of the Bay Street parking garage.
- ***General Plan and Zoning Update Steering Committee.*** At their September 22 meeting the Steering Committee discussed seven strategies to address parking regulations in the new zoning ordinance, as presented by consultant Michael Dyett of Dyett & Bhatia. These strategies respond to specific policies in the draft General Plan and include: (1) parking space requirements, (2) shared parking, (3) “unbundled” parking, (4) payment in-lieu of providing parking, (5) transportation demand management, (6) parking cash out, and (7) parking design.
- ***Park Avenue District Advisory Committee.*** The Committee did not meet in September. Its next quarterly meeting has been rescheduled from November 11 to November 18 to avoid a conflict with the Veterans Day holiday.
- ***Transportation Committee.*** The August 25 meeting was delayed one week until Tuesday, September 1, when the committee discussed the concept of on-street bike parking, a number of minor parking issues, a condensation of code, and a moved bus stop. At the regularly scheduled September 22 meeting, the committee discussed the disabled parking program, the conversion of 61st Street back to two-way, bulb outs along Park Avenue, and minor parking issues.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** The September meeting was cancelled due to a lack of projects to discuss.
- ***Community Events Committee.*** At the September 8 meeting, the committee reviewed an application for Greener by the Bay, a monthly market selling environmental goods.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on September 9, with representatives from the Planning and Building, Economic Development and Housing, Public Works, and Police Departments, and the City Attorney’s Office discussing the following issues:

- *Zoning Ordinance Update: Proposed Parking Regulations.* DCC members discussed a “Parking Strategies” memo that had been developed by our consultants Dyett & Bhatia in preparation for the September 27 General Plan and Zoning Update Steering Committee meeting (see above). Topics included parking space requirements, shared parking, “unbundling” parking, payment in-lieu of providing parking, transportation demand management, parking cash-out, and parking design. For each topic, draft General Plan policies were cited, a zoning strategy was suggested, and model code examples were given. DCC members had a number of comments, which were passed on to Dyett & Bhatia and incorporated into a revised paper that was distributed to the Steering Committee.
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *EmeryStation West (Transit Center).* This is a proposal by Wareham Development to construct two separate buildings, an office/laboratory building and a parking garage, on two surface parking lots in the 5900 and 6100 blocks of Horton Street. EmeryStation West, adjacent to the Amtrak Station, is a 165 foot tall high-rise accommodating approximately 358,500 gross square feet of office/lab space, parking, and ground level active space for retail and transit (Amtrak) oriented functions. The Heritage Square building, on the east side of Horton Street, is a 64 foot tall garage structure accommodating approximately 204,000 gross square feet of parking and providing 600 parking stalls and a small amount of active space on the ground floor. Staff has contracted with Sudhish Mohindroo of SZFM Design Studios to provide peer review design consulting services for the project, and met with him and Wareham on September 2 to debrief about the August 27 Planning Commission study session and to discuss design modifications. A follow-up meeting was held with the applicant on September 9 to review a revised design that includes bus bays inside the EmeryStation West building, as directed by the Planning Commission. The same evening, September 9, the applicant held a community meeting at which the revised plans were presented. Approximately 25-30 people attended the meeting including Councilmember Davis, and Planning Commissioners Cardoza, Flores, Hoff and Scheuerman. Concerns were expressed about traffic; noise; the mass and height of the building; relocation of guest parking for the Terraces condominiums, which are currently located on the site; and the need for restaurants or other uses to activate the upper level plaza space. On September 11, staff and Wareham met with Amtrak to discuss their bus loading needs, and a follow-up meeting was held with Wareham on September 14. An Initial Study/Mitigated Negative Declaration (IS/MND) is currently being prepared for the project. The “project” analyzed by the IS/MND includes the Feasibility Study/ Remedial Action Plan (FS/RAP) for the site cleanup that must be approved by the state Department of Toxic Substance Control (DTSC), and therefore DTSC must also review and approve the draft IS/MND before it can be published. DTSC has provided initial comments on the administrative draft IS/MND, but has stated that it needs an additional 30 days to review the FS/RAP. It is now anticipated that the IS/MND and the FS/RAP will be published for a 30-day public comment period on October 16, and that a Planning Commission public hearing on the project will be held on December 10.

- *Ambassador Housing Development* – This is a proposed five-story, 75-unit affordable rental housing project being developed by Resources for Community Development (RCD) on a site owned by the Redevelopment Agency at the northeast corner of Peralta and 36th Streets. The Planning Commission held a study session on July 23, and a community meeting was held by the applicant on September 10. Approximately 20-25 people attended the meeting including Councilmember Davis, Planning Commissioners Cardoza, Flores, Hoff and Donaldson, and several members of the Housing Committee. RCD has also met individually with many of the neighboring property owners and residents. Based on this input from both community members and the Planning Commission, the design has been revised and improved. In the current design, the roofs of the townhouses facing Adeline Street have been lowered to be more in keeping with the existing bungalows on the street, at-grade garages in the townhouses have been removed to make the frontage more aesthetically pleasing, the east façade of the main Ambassador building has been stepped down to 35 feet so that there is less massing directly west of the existing Adeline bungalow residents, and the north face of the Ambassador building has also been lowered to 35 feet. In addition, landscaping improvements have been made to more effectively screen the development and improve it visually. In response to some neighbors’ concerns about the building massing, RCD is proposing to build the development with 69 to 70 units, instead of the 75 units originally proposed. Staff held a meeting with RCD and their architect on September 22 to review these changes. The project is scheduled for a public hearing before the Planning Commission on October 22.

- *Bay Street*. As noted above, on September 1 the City Council approved the second reading of an ordinance to extend the existing Development Agreement (DA) with Madison Marquette by five years, and the Redevelopment Agency approved an extension of the Exclusive Right to Negotiate (ERN) and an amendment to the Disposition and Development Agreement (DDA). The DA covers only the unbuilt portion of “Site A”, north of Christie Avenue, which is owned by Madison Marquette, and is already entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing Planned Unit Development (PUD), for which an Environmental Impact Report has already been certified. The DDA covers only “Site B”, which lies between the unbuilt portion of Site A and Powell Street, and is owned by the Redevelopment Agency. Site B will be developed with a department store and public parking and will be processed as a Conditional Use Permit and Design Review. A Mitigated Negative Declaration will be prepared for this project because the General Plan EIR, which covers the project in general terms, will be certified by that time. The ERN covers both Site B and the unbuilt portion of Site A. Applications for the FDP and Use Permit are expected to be submitted this fall. On September 10 and 24, staff met with transportation consultants Fehr and Peers to review various options for site access and circulation.

- *Marketplace Redevelopment Project*. Applications for Final Development Plans (FDPs) for the 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 2008. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. Staff is waiting for

submittal of further information before bringing these FDP applications forward to the Planning Commission and City Council for approval. On September 10, staff met with the applicant and her engineer to review a proposed parcel map application for the Shellmound building site.

- *Oak Walk Mixed Use Project.* On May 26, staff sent the developer a comprehensive list of outstanding items that must be completed before temporary and final certificates of occupancy can be signed-off for the new condominiums buildings and the single-family homes on 41st Street. A response was received on July 31; staff is reviewing the items submitted. Most of the items for a temporary certificate of occupancy (TCO) have been completed. The remained few items are expected to be completed in early October, at which time the Planning Division can sign the TCO.

- ***Administrative Cases and Activities.***

- *Design Review*

- *Arbor, 5524 Beaudry Street.* A minor Design Review application for an arbor at the front gate of a residential property on Beaudry Street was approved on September 29.
- *Roof Screen at Emery Station East, 5885 Hollis Street.* A minor Design Review application for a screen on the roof of the building was approved on September 1.
- *Arcade Lighting, 4560 Hollis Street.* A minor Design Review application for lighting at the windows along the arcade at Novartis was approved on September 1.

- *Signs*

- *Summer Summer Thai, 5885 Hollis Street.* A minor Sign Permit application for two signs for a restaurant was approved on September 29, 2009.

- *Subdivisions*

- *Parcel Map Application, 1001 42nd Street.* An application to merge five parcels into three was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties viable. Staff is waiting on the applicant's decision (pending).

- *Code Enforcement:*

- *DeNoise, 1501 Powell Street.* The business owner has agreed to remove the largest sign violation, and staff is working with the owner on the remaining signs (pending).
- *Insider's Outlet, 4052 Watts Street.* Staff sent a second notice of violation letter regarding two banners that have been up longer than 30 days, and a first notice of violation letter regarding signs in the public right of way. All unpermitted signage has been removed (resolved).

- ▶ *Home Occupation, 1251 Ocean Avenue.* Residents were storing items related to a home occupation in the rear yard, which is not permitted. Staff visited the property and worked with the residents to bring the property into compliance. The only remaining violation was the lack of a business license for the home occupation. Staff sent a letter to this effect and the residents have now obtained a business license for this address (resolved).
- ▶ *Miyozen Restaurant, 1147 40th Street.* Staff sent a notice of violation regarding four banners on the storefront and A-frame sign in the public right of way on August 21. All banners were removed; staff has sent a second letter regarding the A-frame sign (pending).
- ***Advanced Planning Projects.***
 - *General Plan Update.* The first half of the month was dedicated to preparing for the September 15 City Council meeting on the new General Plan, Environmental Impact Report, and Interim Zoning Regulations. This included reviewing public correspondence, preparing final recommendations, and preparing materials for the packet. A PowerPoint presentation was also prepared. Since the item was continued, materials were regenerated and updated for the October 6 meeting. Staff met with several constituents, including the Geo M. Martin Company, Madison Marquette, and Safeway (Pak N Save) to discuss how the new General Plan and Interim Zoning Regulations will affect their properties. The Executive Committee of the General Plan and Zoning Update Steering Committee met on September 15 to review the agenda and discuss the upcoming Steering Committee meeting, which will be about parking regulations in the new Zoning Ordinance. Since their work on the General Plan is completed, the Executive Committee decided not to continue to meet regularly, and to hold phone conferences as necessary.
 - *Zoning Update.* Consultants and staff prepared the parking strategies proposal for the September 22 General Plan and Zoning Update Steering Committee meeting. (See above.) This was reviewed by the Development Coordinating Committee on September 9.
 - *Alternative Transportation Plan.* Staff reviewed a draft report from Nelson\Nygaard on multi-modal transportation level of service (“Quality of Service”) analysis methods.
 - *Parks and Recreation Strategic Plan.* Staff hosted focus groups, entered parks use data, conducted lunch-time intercept surveys, and reviewed a map, questionnaire and draft planning context memo.
 - *Eastshore State Park.* Staff drafted a Request for Proposals for a team to design the Powell Street Frontage/Upland Area, and sent it to East Bay Regional Park District staff for review.
 - *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. are working to satisfy the archeological elements of environmental review for the project.

- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets after review by the Pedestrian and Bicycle Advisory Subcommittee, and is working to put together an order for new signs.
- *Powell Streetscape Study/Shellmound Design Guidelines.* Staff met internally on September 16 and subsequently held discussions with our urban design consultants, WRT, about merging these two urban design studies into a single, comprehensive set of proposals/guidelines for the central Bayfront area.
- *Census 2010.* Staff attended a meeting at the County offices in Hayward on September 24 to discuss Complete Count Committee activities, including grants available for Census outreach work and ways to coordinate with other cities on outreach activities.

III. Building Division

- The attached tables summarize the third month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of September continues a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced in the past fiscal year. For September a total of 48 permits have been issued, based on a total valuation of \$2.1 million and generating \$51,000 in fees. During the same period, 416 inspections have been conducted, of which 256 (about 62%) were related to major projects, and 158 (about 38%) were ongoing routine inspections such as tenant improvements, and remodels, including residential, field staff consultations and code enforcement.
- A final certificate of occupancy (CO) was issued for the West Elm Furniture Store on September 18, and temporary certificates of occupancy (TCO) have previously been issued for the 1401 Park Avenue and Vue 46 projects. Construction nears completion for major projects such as Oak Walk and Doyle Hollis Park although TCO/final inspections have not yet been issued. Construction continues on other major projects, including National Holistic Institute, AgeSong Assisted Living, Bay Street Site B excavation, Pixar Phase II, Bridgewater remodel (63 units) and the Flat Iron building. Major projects and tenant improvements under construction and upgrades include the City of Emeryville's corporation yard facility, which involves seismic retrofit, trash enclosure and fencing. The Building Division anticipates several new development projects in fiscal year 2009-2010 including Magnolia Terrace, San Pablo Townhouses, Papermill live-work and residential project, MacArthur San Pablo Mixed Use project, Bakery Lofts (Phase IV); EmeryStation Greenway; EmeryStation West/Transit Center; Clif Bar tenant improvements at Emery Tech; and City of Emeryville Police Station renovation and temporary buildings.
- The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other

cities, and finally suggestions of how services can be improved. For the month of September, the Director of Planning and Building received two questionnaires, both indicating positive and excellent in most categories with no negative response.

- The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. These meetings' focus is to aid the applicant and identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in September included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility and tenant improvements.
 - *Ambassador Housing* – 36th and Peralta Streets; residential.
 - *National Holistic Institute Phase III* – 1290 59th Street; tenant improvements.
 - *Pak N Save* – 3889 San Pablo Avenue; replace bakery oven.
 - *EmeryStation East* – 5885 Hollis Street; roof screen addition.
 - *Alder Building* – 5812 Hollis Street; demolition.
 - *Novartis* – 5300 Horton Street; tenant improvement for laboratory.
 - *Novartis Buildings N, Q, and R* – 4560 Horton Street; roof handrails.
 - *HomeGain* – 6001 Shellmound Street, 5th floor; tenant improvements.
 - *Watergate Condominiums* – 4 Commodore Drive #D221; water damage repair.
 - *City Corporation Yard* – 5679 Horton Street; seismic retrofit, trash enclosure, fence.
 - *Little Caesars Pizza* – 1199 40th Street; tenant improvement for restaurant.
- Construction meetings (weekly) and site visits were held in September for the following projects:
 - *AgeSong Assisted Living project* – 4050 Horton Street; 121 assisted living units, 28 independent living units.
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Flatiron Building* – 3645 San Pablo Avenue; 3,000 square foot new restaurant building.
 - *National Holistic Institute* – 1290 59th Street; seismic upgrade and tenant improvements.
- Construction is proceeding on the following major projects:
 - *National Holistic Institute* – 1290 59th Street; demolition, seismic upgrade, tenant improvements.
 - *Pixar Phase II* – northeast corner of Park Avenue and Hollis Street; 155,000 square foot production/office building.
 - *Flatiron Building* – 3645 San Pablo Avenue; 3,000 square foot new restaurant building.
 - *1401 Park Avenue* – 43 residential units and 11 live-work units over 83 parking spaces. A certificate of occupancy is pending.
 - *Oak Walk Existing Homes Renovation* – 1077-1089 41st Street; 5 houses.
 - *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings.
 - *Doyle-Hollis Park* – Doyle/61st/Hollis/62nd Streets.

- *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
- *Vue 46 (Flecto)* – 46th Street and Adeline; 79 residential units with 3,000 square feet of commercial space. A certificate of occupancy is pending.
- *Bay Street Site B* – Christie/Shellmound/Powell/Railroad; site remediation.
- The following projects have received final building permit sign-off (final), Certificate of Occupancy (CO), or Temporary Certificate of Occupancy (TCO) for the month of September:
 - *West Elm Furniture Store* – 5602 Bay Street. (CO)
- The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In September, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 8 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 10 applications submitted.
- Building Division staff fielded a total of 164 counter contacts and 195 telephone queries in September.
- The Building Division continues to observe consistency in the amount of inspection requests for September. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy continues to dictate the amount of construction activity. Field inspection staff performed 416 inspections in September and anticipates this trend to continue throughout the first part of this fiscal year. This is an average of 208 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff), or 9.9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects account for a minimum two to three hours per day for one inspector with additional field staff support on a periodic basis. Presently, field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division’s voice mail system 24 hours until 7:00 a.m. the day of the inspection request.
- The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. In addition, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

IV. Administration/Other

- *American Planning Association California Chapter Conference.* On September 13-16, Senior Planner Miroo Desai, Associate Planner Diana Keena, and Assistant Planner Arly Cassidy attended the annual state planning conference at Squaw Valley. Sessions included multimodal level-of-service transportation impact analysis, state planning issues, sustainable communities, zoning, inclusionary zoning for affordable housing, sea level rise, and preservation planning.
- *Connecting Transit and Pedestrian Facilities Webinar.* On September 23, Associate Planner Diana Keena participated in an Internet webinar sponsored by the Pedestrian and Bicycle Information Center in Chapel Hill, North Carolina, entitled “Fundamentals of Connecting Transit and Pedestrian/Bicycle Facilities”.
- *Chamber of Commerce Annual Luncheon.* On September 24, the Planning and Building Director attended the Chamber’s annual business meeting and installation of officers luncheon held at the Marriott Courtyard. The keynote speaker was Carla Din, Director of the East Bay Green Corridor project.
- *Celebration of the Arts Purchase Award.* The Planning and Building Director was invited to participate in the annual Celebration of the Arts Purchase Award Selection Panel. Beginning three years ago, the City has selected an outstanding work from the annual art exhibition to purchase and display in the Civic Center. The selection panel included five local community members who met on September 30 to view the pieces in the art show prior to the public opening on October 2. A final selection was made, along with two alternates, to be announced at the artists’ reception on October 2. After the art show closes on October 25, the selected work will be displayed in the lobby of the Civic Center along with the pieces purchased in the three previous years of the program.
- *Permit Tracking System.* Our permit tracking system committee has completed checking references and reviewing responses to a questionnaire received from three companies on the short list for a permit tracking system. The committee will present its findings at the next department meeting for a decision.
- *General Plan Intern.* On September 17 we welcomed back Sara Billing, our former Interim Planning Technician, who will serve as our General Plan Intern while attending graduate school in planning at San Jose State.
- *East Bay Municipal Utility District (EBMUD) Fats, Oil, and Grease (FOG) Program.* As reported last month, EBMUD held a meeting in August attended by local municipalities to discuss the Fats, Oil and Grease (FOG) program, but the Alameda County Health Department, a critical player, was not in attendance. Therefore, a follow-up meeting was held in September with the Public Works Director, Chief Building Official, Building Division staff, EBMUD representatives and the Alameda County Health Department. As stated in the August progress report, the program requires each food service establishment to have a wastewater discharge permit that contains terms and conditions to limit the amount of grease entering the community sewer. It is the responsibility of each food service

establishment to develop an effective FOG management program for recyclable grease (yellow), interceptor and grease trap waste (brown) and solid food waste. Policy was discussed concerning what types of alternate equipment can be considered on a case-by-case basis in lieu of a grease interceptor. The meeting offered the opportunity to hear concerns and ideas from outside agencies and to establish a common thread for policy enforcement. Several points of agreements were reached:

- The Building Division will continue to require gravity grease interceptors as the California Plumbing Code states for minimum requirements and alternate equipment such as hydro mechanical grease interceptors will be allowed only on a case-by-case basis if approved by the Public Works Director.
- The Alameda County Health Department stated concerns with the use of hydro mechanical devices by untrained people. Restaurant employees handling the discharge of individual containers are not typically certified in the removal and disposal of grease. In special cases when a hydro mechanical device is approved for installation by Public Works, the Alameda County Health Department may require that grease containers be removed from individual restaurants only by certified grease removal handlers. An agreement between the restaurant business owner and the landlord is required to be in place for the length of the lease agreement and verified by the Alameda County Health Department before the issuance of an occupancy permit by the Building Division. This agreement must be continually maintained by the tenant and verified by Alameda County Health Department as part of their regular inspection process and may be a condition of their sign-off on the Building Permit prior to occupancy.
- EBMUD has requested to be notified by the Building Division when a grease removal device has been installed under a building permit (and the type of device).
- EBMUD does not need to approve alternate devices to the gravity grease interceptor but will need to approve a waiver or exemption for requiring a grease removal device (i.e. Starbucks, coffee shops, businesses with packaged goods, etc.). Another follow-up meeting is needed with Public Works and the Building Division to refine our policy and the approval process. Any new policy or procedures will be shared with EBMUD and the Alameda County Health Department.
- The Public Works Department suggested developing a standardized list of approved devices that could be applied with certain conditions of approval. For example, a hydro mechanical grease interceptor (“Big Dipper”) could be approved for installation under certain conditions and the approval could be revoked unless installed and inspected under Building Permit and properly maintained.

V. Status of Major Development Projects

- Attached is a bar chart that illustrates the progress of each major project through the Planning and Building “pipeline”, and an update of the Major Projects table that contains more detail on the status of major development projects currently being processed by the Department.

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
PERMITS ISSUED													
Building Permits	15	19	14	0	0	0	0	0	0	0	0	0	48
Plumb., Elec., Mech.	28	42	24	0	0	0	0	0	0	0	0	0	94
Fire	8	5	10	0	0	0	0	0	0	0	0	0	23
MON. TOTALS	51	66	48	0	0	0	0	0	0	0	0	0	
											FISCAL YEARLY TOTAL	165	
VALUATION													
Residential	45,927	23,000	18,300	0	0	0	0	0	0	0	0	0	87,227
Sub Permits	217,763	354,678	110,948	0	0	0	0	0	0	0	0	0	683,389
Commercial	118,469	2,492,262	2,025,960	0	0	0	0	0	0	0	0	0	4,636,691
MON. TOTALS	382,159	2,869,940	2,155,208	0	0	0	0	0	0	0	0	0	
											FISCAL YEARLY TOTAL	5,407,307	
FEES COLLECTED													
General Plan	6,219.50	14,349.70	10,826.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,395.24
Building Standards Admin.	70.00	132.00	104.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	306.00
Building Permit	9,717.97	20,657.30	16,435.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,810.95
Plan Review	9,190.45	15,106.70	5,993.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,291.10
Energy Review	555.26	2,286.59	374.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,216.31
Electrical Permit	2,556.75	7,445.53	3,249.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,252.24
Plumbing Permit	1,640.71	3,769.09	2,158.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,568.29
Mechanical Permit	1,222.23	3,281.71	2,427.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,931.81
S.M.I.P.	241.70	528.55	429.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,199.54
Microfiche	98.30	200.35	160.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	459.37
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,674.49
Sewer Connection	3,580.80	11,040.80	1,342.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,964.40
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	1,883.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,883.01
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Art Public Places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MON. TOTALS	38,201.88	85,411.92	51,338.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
											FISCAL YEARLY TOTAL	174,953	

Planning and Building Department

Major Development Projects

September 2009

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	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.	████████					
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved stratetic plan 6/2/09.	████████					
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.	████████					
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passed DA ordinance on 9/1/09.	████████					
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	Community meeting 6/17/09. PC study session 7/23/09. PC hearing 10/22/09.	████████████████					
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	248,000 s.f. office/lab/retail 300 public parking spaces	PC study session 8/27/09. Community meeting 9/9/09. PC hearing tentatively 12/10/09.	████████████████					
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.	████████████████					
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.	████████████████					
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.	████████████████					
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.	████████████████					
Baker Metal Live-Work 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC study sessions 9/27/07 and 10/23/08. PC approved 8/27/09.	████████████████			PC - 8/27/09		
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	PC approved 1/22/09. CC approved on appeal 5/19/09. Demolition permit issued 9/15/09.	████████████████			CC - 5/19/09		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09.	████████████████			CC - 1/20/09		
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.	████████████████			CC - 11/18/08		
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. CC to consider 1-year extension when fees paid.	████████████████			CC - 12/4/07		
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit application expired 12/19/08. PC approved 1-year use permit extension 1/22/09.	████████████████			CC - 11/20/07		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.	████████████████			PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	PC approved modifications 4/23/09. Building permit application submitted 8/31/09.			PC - 4/23/09			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			CC - 3/6/07			
AgeSong Assisted Living 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Foundation permit issued 8/25/08. Superstructure permit issued 10/2/08.			CC - 6/20/06			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Super- structure permits issued 11/26/07. TCO pending.			CC - 2/7/06			
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Playground opened 7/1/09; lawn to open 8/3/09; grand opening ceremony 9/6/09.			CC - 6/19/07			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
Vue 46 ("46th Street Lofts") E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I - IV issued February - June 2008. Final CO pending.			PC - 12/20/00			
West Elm Furniture 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Shell/superstructure permit issued 6/27/08. TCO issued 2/3/09. CO issued 9/18/09.			CC - 8/7/07			

Glossary of Abbreviations:

CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	MEP =	Mechanical, Electrical, and Plumbing
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DR =	Design Review	PDP =	Preliminary Development Plan
EIR =	Environmental Impact Report	PUD =	Planned Unit Development
EUSD =	Emery Unified School District	RFP =	Request for Proposals
FDP =	Final Development Plan	TCO =	Temporary Certificate of Occupancy
FEIR =	Final Environmental Impact Report	TI =	Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<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			
EmeryStation West @ Emeryville Transit Center 59 th and Horton Streets (“Mound” site north of Amtrak Station), and 62 nd and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 248,000 square feet of office/lab/retail space, and 300 parking spaces in a 135-foot tall tower on the “Mound” site; and a 600-space, 7 level parking garage with 3,620 square feet of retail/office space on the Heritage Square site.	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. Tentatively scheduled for Planning Commission public hearing on December 10, 2009.	Geoffrey Sears Wareham Development (415) 457-4964
Marketplace Redevelopment Phase I – Shellmound Building Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Bay Street - Site B Shellmound/Powell/railroad	Department store and public parking garage.	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. Received grading and site utilities permit application for temporary Police station on July 31, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
West Elm Furniture Store 5602 Bay Street FDP07-01	Construction of a 16,000 square foot furniture store on Bay Street “Pad #1” near Barnes and Noble.	Planning Commission recommended approval of FDP on July 26, 2007; Council approved FDP on August 7, 2007. Building permit application submitted on December 21, 2007. Issued foundation permit on February 14, 2008. Issued shell/superstructure permit on June 27, 2008 and tenant improvement permit on August 19, 2008. TCO issued February 3, 2009. Final CO issued September 18, 2009.	Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<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>Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06</p>	<p>Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.</p>	<p>Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41st Street relocated to new location at corner of Adeline & 40th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. TCO pending.</p>	<p>Stuart Gruendl BayRock Residential (510) 873-8880</p>
<p>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008. One-year extension request to be considered by City Council following payment of cost recovery fees.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
RESIDENTIAL AND LIVE- WORK PROJECTS:			
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 has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008.	Amir Massih Archstone Smith (510) 235-1170
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 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR 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.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 75 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate 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 to be scheduled. Planning Commission hearing scheduled for October 22, 2009.	Resources for Community Development Lihbin Shiao (510) 531-9911

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5	Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.	Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.	Prometheus Mike Petouhoff (650) 596-6365
Christie Park Towers 6150 Christie Avenue UP99-11 and DR03-02	Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.	Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.	Property Owner: Tomorrow Development Ted Dang (510) 832-5195 - Ext. 222
Baker Metal Live-Work 1265 65 th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room. Five new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 st Street, and conversion to five independent living units for people with developmental disabilities.	Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<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>Vue 46 (formerly "46th Street Lofts" or "Flecto") 46th & Adeline Street UP00-18 and DR00-29</p>	<p>Redevelopment and expansion of an existing industrial building to create a residential use on the site. Two additional floors will be constructed to provide approximately 79 residential (for sale) units. The project also involves approximately 3,000 sq. ft. of retail/commercial space to be developed as a corner café at the intersection of 46th Street and Adeline Street. The site straddles the Emeryville and Oakland city limit.</p>	<p>Study Session held by Planning Commission on September 28, 2000. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Demolition permit issued 2002. Submitted new foundation permit application on June 10, 2005, and superstructure permit application on September 22, 2005. Interior demolition permit issued on July 28, 2005. Issued foundation and structural building permit on June 8, 2006, and superstructure building permit on November 20, 2006. Granted TCO for Phase I on February 27, 2008, for Phase II on April 14, 2008, and for Phases III and IV on June 11, 2008. Final CO pending.</p>	<p>Levin Menzies & Associates Paul Menzies (925) 973-4111</p>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.</p>	<p>Ramiro Marini (415) 307-8107</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<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:			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.	Tom Carlisle Pixar Animation Studios (510) 752-3333
Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009.	Geoffrey Sears Wareham Development (415) 457-4964

**Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009**

<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:			
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. 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. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2009-10. City and School District staff collaborating on environmental review, and have selected LSA as consultant.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
AgeSong Assisted Living 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008.	Ali Kia Shabahangi AgeSong (415) 431-8143
Doyle Hollis Park Doyle/61st/Hollis/62nd Streets UP07-05, DR07-09	New community park of about 1.25 acres on former "Dutro" site.	Schematic design approved by City Council on November 1, 2005. Use permit and design review approved by Planning Commission on May 24, 2007, and by the City Council on appeal on June 19, 2007. Demolition permit issued on June 13, 2007; demolition completed in July 2007. Site work is underway. "95% building permit application" submitted October 31, 2007. 100% revised plans submitted March 13, 2008. Construction contract approved by Redevelopment Agency on August 19, 2008. Issued building permit on October 21, 2008. Playground to open July 1, 2009; lawn to open August 3, 2009. Grand opening ceremony held Sunday, September 6, 2009.	Ignacio Dayrit, CED Coordinator (510) 596-4356

Planning & Building Department
Status of Major Development Projects - City of Emeryville
September 2009

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. Issued shell permit on May 1, 2009. Issued T.I. permit for Lanesplitter Pizza on August 27, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255