


# CITY OF EMERYVILLE



## MEMORANDUM

**DATE:** January 1, 2010

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

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

**SUBJECT:** Progress Report – December 2009

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### I. City Council/Planning Commission/Committees

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

December 1, 2009:

- *Papermill Project.* The City Council approved a one-year extension of the Use Permit and Design Review to construct 166 residential units, 3 live-work units, 11,913 square feet of ground level flexible space and 4,373 square feet of ground floor retail space on a 2.38 acre parcel located at the southeast corner of Hollis and Powell Streets.

December 15, 2009:

- *Horton Street Bicycle Boulevard.* The City Council considered a report from the Transportation Committee concerning Horton Street in the Park Avenue District, which is designated as a “Bicycle Boulevard” in the General Plan. The Bicycle and Pedestrian Advisory Subcommittee had recommended eliminating bike lanes and including on-street parking in this area, and establishing thresholds of 3,000 vehicles per day and 25 miles per hour, above which traffic calming measures would be implemented. The Transportation Committee concurred in the BPAC recommendation to eliminate the bike lanes and include on-street parking, but recommended deferring on specific thresholds until further study could be done to determine what the thresholds should be. The Council took no action on the item, but directed staff to come back with a proposal for a comprehensive plan for the full length of Horton Street as a bicycle boulevard, as part of an update of the Bicycle and Pedestrian Plan.
- *Bay Bridge Pedestrian/Bicycle Path.* The Council passed a resolution in support of a “Shore-to-Shore Bicycle-Pedestrian-Maintenance Pathway” on the Bay Bridge extending the entire distance from the East Bay to San Francisco.
- *Pixar Noise Waiver.* The Council unanimously approved a request to allow Saturday work on as needed basis between December 19, 2009 and June 19, 2010 on the Pixar Phase II building currently under construction, but changed the start time from 7:00 a.m. to 8:00 a.m.

- *Traffic Facilities Impact Fee.* In conjunction with approval of the annual Traffic Facilities Impact Fee program report, the Council directed that a study session be scheduled for the first quarter of 2010 to discuss an update of the fee program to include bicycle, pedestrian, and transit facilities, as well as motor vehicle facilities, as called for in the General Plan.
- *Amendments to City Council Rules of Procedure.* The Council approved amendments to their rules of procedure that, among other things, will add a “Planning Director’s Report” to the City Council agenda. Under this item, the Director will report to the Council on actions taken by the Planning Commission at their most recent meeting. This will keep the Council informed of the Commission’s activities, and will give the Council the opportunity to appeal to itself any action taken by the Commission.
- ***Planning Commission.*** The Planning Commission considered the following items at its December 10 meeting:
  - *Ambassador Housing Project.* The Planning Commission considered a request to amend the conditions of approval of the Ambassador Housing Project, which was approved by the Commission on October 22. The project involves construction of a new, five-story, 64,581 square foot residential building and two two-story townhouse buildings with a total of 69 affordable housing units and 110 off-street parking spaces on a 34,280 square foot site. The conditions had required design changes to the Peralta Street lobby, raised planters, fence along Peralta Street, landscape details, north elevation, and laundry hookups in three-bedroom units. These changes have now been incorporated into the project and the revised design was approved by the Commission, so the condition requiring them was deleted.
  - *Bakery Lofts, Phase IV.* The Commission approved a request for a second and final one-year extension of a Conditional Use Permit, Design Review and parking variance for construction of 16 for-rent units, 2 live-work units and a 1,450 square foot café on a 12,339 square foot parcel on Adeline Street opposite 47<sup>th</sup> Street.
  - *Woodfin Hotel Signs.* The Commission approved a Major Sign Permit to allow three larger internally illuminated replacement wall signs at the north, west and south faces of the Woodfin Hotel at 5800 Shellmound Street. A Condition of Approval requiring dimmer switches for the signs was added.
  - *General Plan Amendment to Floor Area Ratio Map.* On a 4-3 vote, the Commission voted to recommend City Council adoption of an amendment to the General Plan to modify the Maximum Floor Area Ratios map (Figure 2-3) to increase the maximum floor area ratios on the Pixar Animation Studios property and on the Wareham Development property between Hollis Street and the railroad from Powell Street to 64<sup>th</sup> Street. This General Plan Amendment was initiated by the City Council on October 27, and is intended to reflect the increased height limits in the same areas that the City Council approved when it adopted the new General Plan on October 13. It will be considered for adoption by the City Council on January 19.

- ***Zoning Update Steering Committee.*** The Steering Committee met on December 8 and discussed sign regulations. The next regular meeting on January 26 was canceled so the next regular meeting will be February 23 at which design guidelines will be discussed. This will be a 3-hour meeting starting at 6:00 pm with food provided. The Committee elected Vanessa Kuemmerle as the new Chair and John Scheurman as the new Vice Chair. [Note: When the City Council adopted the 2010 roster of Boards, Commissions, and Committees on December 15, 2009, they deleted the words “General Plan” from the name of this committee, since the General Plan has now been adopted.]
- ***Park Avenue District Advisory Committee.*** The committee did not meet in December. The next regular quarterly meeting will be on February 10.
- ***Transportation Committee.*** At the December 22 meeting, the Committee considered amending the Municipal Code to allow the Transportation Committee to make decisions without City Council approval.
- ***Pedestrian and Bicycle Advisory Subcommittee.*** At the December 7 meeting the subcommittee heard a police report on a bike theft incident and accepted applications for subcommittee vacancies.
- ***Community Events Committee.*** At the December 8 meeting, the committee reviewed and approved two applications for weddings at the Emeryville Marina and an application for “The Shortest Triathlon Ever”.

## **II. Planning Division**

- ***Development Coordinating Committee.*** The DCC met on December 16, with representatives from the Planning and Building, Economic Development and Housing, Public Works, Police, and Community Services Departments, and the City Attorney’s Office discussing the following issues:
  - ***Parks and Recreation Strategic Plan.*** MIG briefly summarized focus groups, intercept surveys and planning context, and received input on a table relating recreational activities to facilities.
  - ***New Target Store.*** DCC members reviewed plans for the reuse of the former Expo Design Center building at East BayBridge Shopping Center as a new Target store. The building and parking lot are entirely in Oakland, so, under the terms of the Memorandum of Understanding between Oakland and Emeryville for the Center, Emeryville will be responsible for administrative design review while Oakland will handle building permits and inspections. No major issues were identified.
- ***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 200,000 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, seven-level garage structure accommodating approximately 600 parking stalls and a small amount of active space on the ground floor. An Initial Study/Mitigated Negative Declaration (IS/MND) for the project was published on November 7 and the public comment period ended on December 9. Five comment letters were received, and our environmental consultant, LSA, has prepared a “Response to Comments” document that staff is currently reviewing. The Feasibility Study/Remedial Action Plan (FS/RAP) prepared for remediation of the site was published concurrently with the IS/MND. A community meeting to discuss the FS/RAP was held at City Hall on November 19. The project is tentatively scheduled for consideration by the Planning Commission at the January 28, 2010 meeting. Staff met with the applicant to discuss the project on December 14 and 21.
  
- *Target*. On December 16, staff met with representatives of Target to discuss their reuse of the vacant Expo Design Center building at 40<sup>th</sup> and Horton Streets. In accordance with the Memorandum of Agreement governing the Emeryville/Oakland Joint Planning Authority, which has jurisdiction over the East BayBridge Shopping Center, Emeryville will conduct administrative design review and Oakland will issue the building permit. The design review application was submitted at this meeting. Staff anticipates issuing an approval letter within the next few weeks. Target anticipates an opening date in March 2011.
  
- *Bay Street*. Staff has held ongoing meetings with Madison Marquette to discuss development of “Site B” and the unbuilt portion of “Site A”. The unbuilt portion of Site A is north of Christie Avenue, 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 (EIR) has already been certified. Site B 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 was certified by the City Council on October 13, covers the project in general terms. Applications for the FDP and Use Permit are expected to be submitted within the next few months.
  
- *Marketplace Redevelopment Project*. Applications for Final Development Plans (FDPs) for the 64<sup>th</sup> and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 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.

- *Farmers Market.* Staff spoke with Mark and Holly Brett of Island Earth Farmers Markets regarding potential sites for a Friday afternoon farmers market.
- *AgeSong.* Staff signed the Temporary Certificate of Occupancy, after receiving a trip reduction plan including commuter checks and a Nextbus display.
- *Amyris Biofuels Pilot Plant.* Staff spoke with Wareham and Amyris about amending the use permit to increase the pilot plant's fermentation capacity.
- ***Administrative Cases and Activities.***
  - *Design Review*
    - *Target, 1555 40<sup>th</sup> Street.* A minor Design Review application to expand the building footprint from 117,726 to 140,515 square feet and refurbish the building was received on December 16, 2009 (pending).
    - *Fresh Choice, 5750 Christie Avenue.* A minor Design Review application to refurbish the old Lyon's restaurant building and add outdoor seating was received on December 17, 2009 (pending).
  - *Signs*
    - *National Holistic Institute, 5900 Doyle Street.* A major Sign Permit application for two large signs and one smaller tenant sign at the new National Holistic Institute was received on December 7, 2009 and will be considered by the Planning Commission on January 28, 2010 (pending).
  - *Subdivisions*
    - *Parcel Map Application, 1001 42<sup>nd</sup> 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).
- ***Advanced Planning Projects.***
  - *General Plan.* The new General Plan, adopted on October 13, was posted on the City's website and a limited number of hard copies were printed. On October 27, the City Council initiated an amendment to the Floor Area Ratios map to match the height map; this was recommended for approval by the Planning Commission on December 10, and is expected to be approved by the Council on January 19. Following approval of this

amendment, staff will print copies of the plan for distribution to the City Council, Planning Commission, Steering Committee, and other interested parties. On December 21 staff met with Larry Farb, a property owner in the North Hollis area, to discuss the implications of the new plan for his property, including the green “park opportunity” circle for the area indicated on the Land Use Diagram.

- *Zoning Update.* Consultants presented sign regulations to the Steering Committee on December 8 and took Committee comments. Consultants are revising draft Design Guidelines per staff comments for review by the Zoning Update Steering Committee at their February 23 meeting.
- *Housing Element.* Staff worked on revisions to the Housing Element to address non-compliance issues identified by the State Housing and Community Development Department. The revised element is scheduled to be reviewed by the Housing Committee and Planning Commission in February and to be considered for approved by the City Council in March.
- *Bicycle and Pedestrian Plan.* As directed by the City Council on December 15 (see “Horton Street Bicycle Boulevard” above), staff is preparing a Request for Proposals (RFP) to update the Bicycle and Pedestrian Plan to be consistent with the new General Plan. The scope for the plan will include separate sections for bicycle and pedestrian facilities as identified in the General Plan with enough information to feed into the Transportation Impact Fee study and the Capital Improvement Program, and a more detailed section on the design of bicycle boulevards in general and Horton Street in particular. Staff is planning to have the RFP reviewed by the Pedestrian and Bicycle Advisory Subcommittee, Transportation Committee, and Planning Commission in February, with City Council review and approval in March. The Pedestrian and Bicycle Advisory Subcommittee would serve as the “steering committee” for this plan, as they did when the current plan was prepared in 1998.
- *Census 2010.* Staff attended the Alameda County Census Committee meeting on December 17. The Census Bureau informed the participants that money was available for hard-to-count populations. Staff also sent an appeals package to the Local Update of Census Addresses (LUCA) appeal staff in the Office of Management and Budget, appealing 314 addresses. Most of the appealed addresses appeared to have been deleted by the canvasser due to Census Bureau mapping errors. Staff also corrected and returned the Census Bureau’s draft 2010 map, which had mislabeled streets on the peninsula and moved the eastern boundary 100 feet toward Adeline Street.
- *Parks and Recreation Strategic Plan.* Staff collected and entered surveys from Avalon Senior Apartments, the Senior Center, the Recreation Center and the Child Development Center. Staff also reviewed a draft summary of the November community workshop. Staff and consultants met with the Development Coordinating Committee, and with the Parks and Recreation Strategic Plan Ad Hoc Committee, both on December 16.

- *Water-Efficient Landscape Ordinance.* Staff began researching questions that need to be answered before the ordinance can be drafted, and made a list of items to discuss with the East Bay Municipal Utility District.
- *Traffic Facilities Impact Fee.* As directed by the City Council at their December 15 meeting (see above), staff met with Fehr and Peers on December 28 to brainstorm approaches to the preparation of a new Transportation Impact Fee study based on the multi-modal policies of the new General Plan. A City Council study session is being planned for February or March.
- *Alternative Transportation Plan.* Staff reviewed a memo prepared by Nelson\Nygaard on multi-modal transportation analysis methods.
- *Eastshore State Park.* East Bay Regional Park District staff is still reviewing a draft Request for Proposals prepared by our Planning staff for a team to design the Powell Street Frontage/Upland Area.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65<sup>th</sup>, 59<sup>th</sup>, 53<sup>rd</sup>, and 45<sup>th</sup> Streets after review by the Pedestrian and Bicycle Advisory Subcommittee and is working to put together an order for new signs.
- *South Bayfront Pedestrian-Bicycle Bridge.* Staff and Biggs Cardosa Associates, Inc. are working to satisfy the archeological elements of environmental review for the project.
- *I-80 Pedestrian-Bicycle Bridge.* Staff attended a “kick-off” meeting for this project at Caltrans district headquarters in Oakland on December 14. Although the City has been working on this project for a couple of years, the “Project Study Report” has only recently been approved by Caltrans, which now makes this a real “project” in their eyes. The next steps will include preparation of an environmental document and technical studies, BCDC design review, and a community workshop.
- *Air Quality Thresholds for California Environmental Quality Act (CEQA).* Staff attended (by phone) a meeting held for cities by the Bay Area Air Quality Management District (BAAQMD) regarding proposed CEQA significance thresholds and guidelines. The new greenhouse gas thresholds lead to low screening criteria for development projects; it takes very few dwelling units or square feet to produce substantial greenhouse gases. BAAQMD staff acknowledged that dense urban infill projects near transit would have less impact than suburban projects, and promised to work with cities on analyzing them. The BAAQMD board will consider adopting the new thresholds on January 6. The thresholds will go into effect 90 days after adoption.
- *Assessor Data for School Tax.* The school district consultant conveyed the Assessor’s determination of which Vue 46 units are in Emeryville, staff confirmed it by looking at the plans, and staff provided unit areas for use in assessing school taxes.

- *Park Avenue District.* Staff gave the Public Works Department a sketch of potential locations of signs directing trucks where to turn onto Park Avenue.

### **III. Building Division**

- The attached tables summarize the sixth month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of December 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 December a total of 65 permits have been issued, based on a total valuation of \$8.8 million and generating \$331,000 in fees. During the same period, 373 inspections have been conducted, of which 192 (about 51%) were related to major projects, and 181 (about 49%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- Temporary certificates of occupancy (TCO) were previously issued for the 1401 Park Avenue and Vue 46 projects, and final certificates of occupancy (CO) will be granted upon receiving “as built” signed drawings from the architect of record. One house at the Oak Walk Mixed Use Project (1081 41<sup>st</sup> Street) has received a final inspection sign-off; the three new buildings and remaining four single family residences located on 41<sup>st</sup> Street will receive their certificates of occupancy and final inspection sign-offs, respectively, when a Storm Water Operational and Maintenance Agreement is in place. Construction is virtually complete for the Age Song Assisted Living project and a certificate of occupancy is pending. The Doyle Hollis Park and Summer Summer Thai restaurant located in the Emery Station East building have received final sign-offs. Construction continues on other major projects, including the Marina south dock replacement, National Holistic Institute, Pixar Phase II and West Village, Bridgewater remodel (63 units), and the Flat Iron building. 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, Bakery Lofts (Phase IV); EmeryStation Greenway; Clif Bar tenant improvements at Emery Tech; EmeryStation West/Transit Center; 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 December, 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 December included:
  - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
  - *Pixar West Village* – 4240 Hollis Street; site accessibility seismic, and tenant improvements.
  - *Pixar Phase I* – 1200 Park Avenue; tenant improvements to café.
  - *Courtyards at 65<sup>th</sup> Street* – 1465 65<sup>th</sup> Street; construction defect repair phases 2 and 3.
  - *Gracenote* – 2000 Powell Street, 12<sup>th</sup> floor; tenant improvement.
  - *Temporary Police Station* – 5780 Shellmound Street; site development and grading.
  - *Emeryville Police Station Renovation* – 2449 Powell Street; remodel upgrades.
  - *Zogenix* – 5858 Horton Street; tenant improvement.
  - *Hines Office* – 2100 Powell Street, 1<sup>st</sup> floor; tenant improvement.
  - *Novartis Building 4* – 5300 Chiron Way; lighting upgrade, tenant improvements.
  - *Fresh Choice* – 5750 Christie Avenue; structural framing.
  - *Howard S. Wright Construction Company* – 5858 Horton Street; tenant improvements, mezzanine addition.
  - *Hines Office* – 2100 Powell Street; tenant improvements.
  - *3617-3619 San Pablo* – office conversion to residential; code enforcement.
  - *Magnolia Terrace* – 4001 Adeline Street; residential renovation for developmentally disabled adults.
- Construction meetings (weekly) and site visits were held in December 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.
  - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
  - *National Holistic Institute* – 1290 59<sup>th</sup> Street; seismic upgrade and tenant improvements.
- Construction is proceeding on the following major projects:
  - *National Holistic Institute* – 1290 59<sup>th</sup> Street; seismic upgrade, tenant improvements, photo-voltaic solar system.
  - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
  - *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 final certificate of occupancy (CO) is pending.
  - *Oak Walk Existing Homes Renovation* – 1077-1089 41<sup>st</sup> Street; 5 houses. Final sign-off for 1081 41<sup>st</sup> Street issued; others pending.

- *Oak Walk Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings. Temporary certificates of occupancy (TCO) are pending.
  - *AgeSong Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units. A final certificate of occupancy (CO) is pending.
  - *Vue 46 (Flecto)* – 46<sup>th</sup> Street and Adeline; 79 residential units with 3,000 square feet of commercial space. A final certificate of occupancy (CO) is pending.
- The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC<sup>3</sup>. In December, these procedures facilitated the following submittals:
    - Same day plan check/permit issuance (fast track) for 12 submittals.
    - Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 9 applications submitted.
  - Building Division staff fielded a total of 182 counter contacts and 157 telephone queries in December.
  - The Building Division continues to observe consistency in the amount of inspection requests for December. 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 373 inspections in December and anticipates this trend to continue throughout the first part of this calendar year. This is an average of 186 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff), or 9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects such as AgeSong and Pixar Phase II account for a minimum of three to four 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

- *Monthly Staff Meeting.* The City Manager attended the Planning and Building Department staff meeting on December 10 to update staff on citywide issues, including the budget situation. Staff appreciated the opportunity to have direct interaction with the City Manager on topics of citywide importance.
- *Interim Zoning Regulations Training.* Staff held two two-hour training sessions on the new Interim Zoning Regulations on December 14 and 21. This included a comprehensive review of the provisions of the existing Zoning Ordinance that have not been superseded, and the various provisions of the new Interim Zoning Regulations, as well as several case studies in how to apply the new regulations. The meetings were attended by all Planning Division staff that have responsibility for implementing the City's Zoning Regulations, as well as several staff members from other departments. The Interim Zoning Regulations were adopted by the City Council to implement the new General Plan until a new permanent Zoning Ordinance can be adopted. They went into effect on November 12, the same day that the new General Plan went into effect.
- *Permit Tracking System.* Following an interdepartmental meeting held on November 19 to discuss implementation of the Planning and Building Department's selection of CRW/TrakIT as our new permit tracking system, staff held a conference call with CRW on December 11 to discuss details of the proposed contract, and an internal meeting on December 29 to discuss implementation of the project. The proposal will be presented to the Technology Committee at its January 26 meeting and to the full City Council on February 2. This will involve a contract with CRW, as well as a financing plan and an amendment to the Master Fee Schedule to add a "technology fee" on building permits to pay for the new system.
- *Novartis Building Occupancy Resumption Program (BORP).* On December 15, Novartis presented a proposed post-earthquake program to the Building Division for review. The BORP pilot program allows Novartis to designate and provide licensed engineering consultants to provide disaster assessment for Building "N". In the event of an earthquake of magnitude 6.0 or greater within 50 miles of the Novartis campus, or if a state of emergency is declared in Emeryville, these consultants would augment and support the City of Emeryville's Building Division and Fire Department in evaluating and assessing structural safety, and initial posting of buildings. The Building Division, with support from the Fire Department, will review the consultants' findings and have final discretion over the initial posting status of a particular building within the Novartis Campus. Historically in the event of a state of emergency, rapid post-disaster building assessments followed by detailed assessments are performed by certified building inspection staff, licensed engineers and architects. All local agencies are required to evaluate each building for structural deficiencies after such a disaster, followed by posting of the building. The possibility of staffing for building assessment may be problematic, as seismic activity typically impacts an entire region and not necessarily an individual city; therefore the number of licensed or certified individuals to conduct such assessments in the East Bay region may be limited. As a result, response time may not be optimal. The Building Division, Fire Department, and City Attorney's Office will meet in January to consider the proposal.

- *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 December 17 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- *Celebration of the Arts Purchase Award Reception.* On December 10, staff attended the Purchase Award Reception in the lobby of the Civic Center to celebrate the City’s most recent acquisition of artwork from the annual Celebration of the Arts exhibit. The Planning and Building Director participated in this year’s selection panel in September. The selected artwork, now hanging in the lobby of the Civic Center, is the painting “Haiku 4” by Michael Murphy. It joins three other artworks purchased through the program in previous years.
- *Slide Show Social Hour.* Following this month’s DCC meeting on December 16, several staff members stayed after work to share pictures of their worldly travels.
- *Chamber of Commerce Holiday Mixer.* On December 17, the Planning and Building Director attended the Chamber’s annual holiday mixer held at the Marriott Courtyard.
- *Holiday Lunch.* On December 8, the entire Planning and Building Department staff celebrated the holidays with lunch at P.F. Chang’s. This was a great opportunity to celebrate the accomplishments of 2009 and look forward to an even more productive year in 2010.

**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
<b>PERMITS ISSUED</b>													
Building Permits	15	19	14	30	16	20	0	0	0	0	0	0	114
Plumb., Elec., Mech.	28	42	24	41	31	36	0	0	0	0	0	0	202
Fire	8	5	10	6	14	9	0	0	0	0	0	0	52
<b>MON. TOTALS</b>	<b>51</b>	<b>66</b>	<b>48</b>	<b>77</b>	<b>61</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>FISCAL YEARLY TOTAL</b>	368	
<b>VALUATION</b>													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	0	0	0	0	0	0	1,087,539
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	0	0	0	0	0	0	1,786,409
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	8,582,407	0	0	0	0	0	0	18,529,814
<b>MON. TOTALS</b>	<b>1,382,159</b>	<b>2,869,940</b>	<b>2,155,208</b>	<b>2,754,005</b>	<b>3,433,070</b>	<b>8,809,380</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>FISCAL YEARLY TOTAL</b>	21,403,762	
<b>FEES COLLECTED</b>													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	17,165.35	43,996.90	0.00	0.00	0.00	0.00	0.00	0.00	106,380.35
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	0.00	0.00	0.00	0.00	0.00	0.00	993.00
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	25,170.16	70,010.17	0.00	0.00	0.00	0.00	0.00	0.00	160,417.72
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	15,890.27	119,747.58	0.00	0.00	0.00	0.00	0.00	0.00	215,462.57
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	21,165.50	0.00	0.00	0.00	0.00	0.00	0.00	33,674.30
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	5,640.12	14,611.29	0.00	0.00	0.00	0.00	0.00	0.00	37,724.53
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	4,722.21	11,913.69	0.00	0.00	0.00	0.00	0.00	0.00	28,002.98
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	4,190.09	11,269.77	0.00	0.00	0.00	0.00	0.00	0.00	25,476.93
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	0.00	0.00	0.00	0.00	0.00	0.00	4,104.42
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	0.00	0.00	0.00	0.00	0.00	0.00	1,584.17
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	12,686.18	23,368.04	0.00	0.00	0.00	0.00	0.00	0.00	62,622.65
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	2,834.80	9,101.20	0.00	0.00	0.00	0.00	0.00	0.00	28,497.20
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	31,332.27	4,681.15	2,181.60	0.00	0.00	0.00	0.00	0.00	0.00	40,078.03
School	0.00	0.00	0.00	0.00	0.00	1,015.20	0.00	0.00	0.00	0.00	0.00	0.00	1,015.20
Art Public Places	0.00	0.00	0.00	0.00	22,252.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,252.80
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>MON. TOTALS</b>	<b>38,201.88</b>	<b>85,411.92</b>	<b>51,338.95</b>	<b>144,642.52</b>	<b>117,418.88</b>	<b>331,272.70</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
											<b>FISCAL YEARLY TOTAL</b>	768,287	



**Planning and Building Department**

Major Development Projects

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Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.						
<b>Arts and Cultural Center</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved strategic plan 6/2/09.						
<b>Gateway @ Emeryville</b> NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
<b>Bay Street "Site A"</b> 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.						
<b>Emery Station West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab/retail 148 public parking spaces	IS/MND published 11/7/09. PC hearing tentatively 1/28/10.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>Bay Street "Site B"</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.						
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. Demo permit application submitted 10/20/08.						
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 75 units, affordable, rental	PC approved 10/22/09. Revisions approved by PC 12/10/09.				PC - 12/10/09		
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09; valid for two years.				CC - 1/20/09		
<b>Papermill Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC approved one year extension on 12/1/09.				CC - 11/18/08		
<b>MacArthur San Pablo Mixed Use</b> San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. Oakland PC approved 1/16/08.				CC - 12/4/07		
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	PC approved 1-year use permit extension 1/22/09. PC approved 2nd 1-year extension on 12/10/09.				CC - 11/20/07		
<b>4520 San Pablo Townhouses</b> 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
<b>Baker Metal Live-Work</b> 1265 65th St. and Ocean Ave. lot	Res./live-work - 17 units Five new townhouses	PC approved 8/27/09. Building permit application for townhouses submitted 12/31/09.			PC - 8/27/09			
<b>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building demolished 12/09. Building permit application submitted 12/18/09.			CC - 5/19/09			
<b>Magnolia Terrace</b> 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			
<b>Christie Park Towers</b> 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; inspections ongoing.			PC - 6/26/03			
<b>Pixar, Phase II</b> 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			
<b>Flatiron Building</b> 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			
<b>AgeSong Assisted Living</b> 4050 Horton St.	Sr. facil, 121 assisted units, 28 indep. units, public café	Superstructure permit issued 10/2/08. Final CO pending.			CC - 6/20/06			
<b>Oak Walk Mixed Use Project</b> NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Final sign-off issued for 1 house 12/18/09; other 4 houses pending; TCO pending for 3 new buildings.			CC - 2/7/06			
<b>1401 Park Avenue</b> SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			
<b>Vue 46 ("46th Street Lofts")</b> E Adeline between 45th & 46th Sts.	Rehab industrial building for 79 residential units	TCOs for Phases I - IV issued February - June 2008. Final CO pending.			PC - 12/20/00			

**Glossary of Abbreviations:**

CC = City Council  
CEQA = California Environmental Quality Act  
CO = Certificate of Occupancy  
CUP = Conditional Use Permit  
DA = Development Agreement  
DEIR = Draft Environmental Impact Report  
DR = Design Review  
EIR = Environmental Impact Report  
EUSD = Emery Unified School District  
FDP = Final Development Plan  
FEIR = Final Environmental Impact Report

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



**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>
<b>MIXED USE PROJECTS</b>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            59<sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> and Horton Streets (Heritage Square parking lot site)            UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 600-space, 7 level parking garage with 1,605 square feet of retail/office space on the Heritage Square site.</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. Tentatively scheduled for Planning Commission public hearing on January 28, 2010.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964</p>
<p><b>Marketplace Redevelopment</b>            Phase I – 64<sup>th</sup> and Christie Building, Southeast corner of 64<sup>th</sup> Street and Christie Avenue            FDP08-02</p>	<p>Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-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. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008.</p>	<p>Denise Pinkston            TMG Partners            (415) 772-5900</p>

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**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>
<b>Marketplace Redevelopment</b> Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
<b>Bay Street – Site A</b> 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
<b>Bay Street - Site B</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
<b>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting.	BRE Properties John Wilde (415) 445-6578

**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>
<p><b>Oak Walk Mixed Use Project</b>            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 41<sup>st</sup> Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41<sup>st</sup> Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41<sup>st</sup> Street relocated to new location at corner of Adeline &amp; 40<sup>th</sup> Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41<sup>st</sup> Street house on December 18, 2009. Final sign-off pending for 4 other relocated houses; TCO pending for 3 new buildings.</p>	<p>Stuart Gruendl            BayRock Residential            (510) 873-8880</p>
<p><b>MacArthur San Pablo Mixed Use</b>            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 37<sup>th</sup> 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.</p>	<p>Stanley Saitowitz            Natoma Architects, Inc.            (415) 626-8977</p>

**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>
<b>RESIDENTIAL AND LIVE-WORK PROJECTS:</b>			
<b>Papermill Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009.	Amir Massih Archstone Smith (510) 235-1170
<b>39<sup>th</sup> and Adeline Residential Project</b> East side of Adeline Street between 39 <sup>th</sup> Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR 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.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
<b>Ambassador Housing</b> 36 <sup>th</sup> & 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 <sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36 <sup>th</sup> and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate 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 approved on October 22, 2009. Applicant has requested modifications to approval which were approved by the Commission on December 10, 2009.	Resources for Community Development Lihbin Shiao (510) 531-9911

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>1401 Park Avenue</b>            (Electro Coatings)            UP02-18, DR02-26, VAR02-5</p>	<p>Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.</p>	<p>Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.</p>	<p>Prometheus            Mike Petouhoff            (650) 596-6365</p>
<p><b>Christie Park Towers</b>            6150 Christie Avenue            UP99-11 and DR03-02</p>	<p>Construction of 60 living units of which 17 are live-work and 43 are residential on a 26,613 sq. ft. parcel. Approximately 4,200 square feet of ground floor space would be flexible space, which could include live-work or commercial uses.</p>	<p>Previous property owner foreclosed by lender. New buyer redesigned project. Planning Commission study session held March 27, 2003. Approved by Planning Commission on June 26, 2003. Submitted building permit application March 30, 2004. Building permit issued on March 30, 2005, extended to March 30, 2006. Submitted revised structural plans for approval by Building Division on June 27, 2006; application expired March 21, 2008. Previous building permit still valid and inspections on-going.</p>	<p>Property Owner:            Tomorrow Development            Ted Dang            (510) 832-5195 - Ext. 222</p>
<p><b>Baker Metal Live-Work</b>            1265 65<sup>th</sup> Street            and vacant lot fronting Ocean Avenue            UP07-09, DR07-15</p>	<p>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.</p>	<p>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. Received building permit application for Ocean Avenue Townhouses on December 31, 2009.</p>	<p>Sasha Shamzad            MRE Commercial            (510) 849-0776</p>
<p><b>Magnolia Terrace</b>            4001 Adeline Street            UP05-12 and DR05-13</p>	<p>Restoration of former fourplex previously relocated from 1077 41<sup>st</sup> Street, and conversion to five independent living units for people with developmental disabilities.</p>	<p>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.</p>	<p>Housing Consortium of the East Bay            Darin Lounds            (510) 828-6295</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><b>Vue 46</b>            (formerly “46<sup>th</sup> Street Lofts” or “Flecto”)            46<sup>th</sup> &amp; 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 46<sup>th</sup> 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 &amp; Associates            Paul Menzies            (925) 973-4111</p>
<p><b>Bakery Lofts Phase IV</b>            Southeast corner of 53<sup>rd</sup> and Adeline Streets            UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called “Phase III”. Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. 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. Second one year extension approved by Planning Commission on December 10, 2009.</p>	<p>John Protopappas            Madison Park Financial            (510) 452-2944</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>
<b>4520 San Pablo Townhouses</b> Northeast corner of San Pablo Avenue and 45 <sup>th</sup> Street UP06-06 and DR06-10	Development of 29 new townhouse units on southern portion of "Emery Farms East" site.	Planning Commission study session held April 27, 2006. Approved by Planning Commission on December 14, 2006. Planning Commission approved one year extension of planning permits on January 24, 2008. Second one year extension approved by Planning Commission on December 11, 2008.	Ramiro Marini (415) 307-8107
<b>OFFICE/HIGH TECH PROJECTS:</b>			
<b>Pixar Animation Studios, Phase II</b> 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



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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><b>Emery Station Greenway</b> 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 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. Building demolished December 2009. Received building permit application on December 18, 2009.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p><b>OTHER:</b></p>			
<p><b>Emeryville Center of Community Life</b> Emery Secondary School site at 47<sup>th</sup> Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, 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.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>



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<b>AgeSong Assisted Living</b> 4050 Horton Street UP05-14	Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Planning Commission study session held October 27, 2005. Approved by Planning Commission on April 27, 2006. City Council approved General Plan amendment on June 6, 2006 and Zoning Amendment on June 20, 2006. Approvals valid for two years. Received building permit application on December 18, 2007. Issued demolition permit on June 2, 2008. Issued grading permit on July 16, 2008. Issued foundation permit on August 25, 2008. Superstructure permit issued on October 2, 2008. Final CO pending.	Ali Kia Shabahangi AgeSong (415) 431-8143
<b>Flatiron Building</b> 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former “Jug Liquor” site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. 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
<b>Emeryville Arts and Cultural Center</b> 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255