

# CITY OF EMERYVILLE



## MEMORANDUM

**DATE:** December 1, 2008

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

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

**SUBJECT:** **Progress Report – November 2008**

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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 November meetings:

November 4, 2008:

- ***Bicycle Parking.*** The City Council passed an ordinance that requires long-term and short-term bicycle parking for residential and nonresidential uses, and gives a credit of one auto parking space for every six bicycle parking spaces, up to one-sixth of the total auto parking requirement. The ordinance will take effect December 4.
- ***Anna Yates Elementary School Noise Waiver.*** The Council approved a request for a waiver to allow Saturday construction from 9:00 a.m. to 6:00 p.m. on four Saturdays between November 8 and November 29, 2008.
- ***Billboard Relocation.*** The City Council and Redevelopment Agency approved several actions implementing a settlement agreement with Clear Channel concerning billboards in Emeryville. They approved an Outdoor Advertising Sign Relocation Agreement to remove the existing billboard at the Ambassador housing site at 36<sup>th</sup> and Peralta Streets and replace it with a new billboard in the City of Hayward, and to remove an existing billboard along the I-80 freeway about 600 feet north of Powell Street and replace it with a new billboard about 600 feet south of Powell Street, in the Powell Street Plaza shopping center. Another part of the agreement provides for a 15-year extension of the lease for the billboard on the west side of Shellmound Street just south of Temescal Creek. Finally, the agreement allows for a month-to-month lease of the billboard on the Ambassador site until it is relocated.
- ***Oliver Lofts Repairs.*** The Redevelopment Agency appropriated \$10,658 to the Oliver Lofts Owners Association to fund 20% of the plan check and building permit fees for water intrusion repairs. This equates to the percentage of affordable housing units in the project.
- ***I-80 Pedestrian/Bicycle Bridge.*** The Redevelopment Agency continued a contract amendment with HQE to a future meeting and directed staff to negotiate a lower price for community meetings; the community meeting planned for December 6 will therefore be

rescheduled. The Agency also voted to eliminate any further study of the “half bridge” alternative, involving the use of an existing bridge at the Ashby Avenue interchange.

November 18, 2008:

- *AC Transit Hydrogen Fueling Station.* The City Council held a study session to review a hydrogen fueling station at AC Transit’s Emeryville bus maintenance facility to fuel zero-emission cars and buses, in part utilizing power derived from solar-powered, renewable energy. The Council posed a number of questions regarding the operation of the station and was generally in support of the project. In response to a question from the Council, the applicants said they would accept a restriction on the number of cars.
- *39<sup>th</sup> and Adeline Mixed Use Project.* The Council held a study session to review a 101-unit for-rent residential project on a 1.12 acre site on the east side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue. One citizen spoke in opposition to the project. Council members commented that the project’s open space should be family-friendly, and that the project should include unbundled parking, car-share options and free transit passes for residents. Two Council members commented that the existing brick building was worth saving and that the “Partial Project Alternative” identified in the EIR needed to be explored further. Other Council members expressed support for the project as proposed.
- *Newsrack Ordinance.* The City Council introduced an ordinance to regulate the design and placement of newsracks and to create a permitting process for them. In the future, recommendations for standardized City newsracks will be developed and presented to the Council. A consultant has been hired to help the City select a standard rack.
- *Papermill Mixed Use Project, 5780 Hollis Street.* The City Council approved a Conditional Use Permit and Design Review to construct 166 residential units, 3 live-work units, 11,913 square feet of ground level flexible space units and 4,373 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and north-south by Powell Street and Stanford Avenue. The project involves full demolition of one “significant” building under the City’s Preservation Ordinance, and partial demolition of another, with two existing brick walls retained and incorporated into the project. The Council deferred on approval of removal of street trees on Powell Street until a future date.
- *West Elm Noise Waiver.* The City Council approved a request to allow weekend construction on 10 Saturdays and Sundays between November 29, 2008 and February 1, 2009 for general construction work at the West Elm furniture store project site located at 5602 Bay Street.
- *Harbor Dredging Noise Waiver.* The City Council approved a noise waiver to allow dredging of the harbor, Saturdays from 9:00 a.m. to 6:00 p.m. inside and outside the breakwater, and 24 hours a day on weekdays outside the breakwater.

- *Parks and Recreation Needs Assessment/Strategic Plan.* Following the Planning Commission's September 25 recommendation, the City Council voted to direct staff to prepare an assessment to determine whether the parks and open space facilities proposed in the General Plan Update will adequately meet the parks and recreation needs of the community, to be followed by a strategic plan for the implementation of those facilities.
- *Climate Action Plan.* The City Council approved the Climate Action Plan, which was recommended by the Climate Change Task Force and is estimated to achieve the City's goal of reducing greenhouse gas emissions by 25% over 2004 levels by 2020. Future implementing actions, such as a Green Building and Bay Friendly Landscaping Ordinance and enhanced Transportation Demand Management measures, will affect major development projects.
- *Flatiron Project.* The Redevelopment Agency approved a First Implementation Agreement to the Disposition and Development Agreement for this small retail project at the southwest corner of San Pablo Avenue and Adeline Street, and approved a full service pizza restaurant as the use for the building. The restaurant is Lanesplitter, which has three other stores in Oakland, Berkeley, and Albany, two of which are also on San Pablo Avenue. The concept for the Emeryville store is for it to be their flagship location, since it will be larger than the other stores and can serve a wider geographical area. In acknowledgement of the time required to successfully negotiate the lease with Lanesplitter, the First Implementation Agreement extends the time to close escrow and transfer the property to the developer to January 31, 2009, and extends the time for issuance of the final Certificate of Occupancy to September 19, 2010.
- *South Bayfront Pedestrian-Bicycle Bridge.* The Redevelopment Agency approved submittal of a \$700,000 grant application to the Bicycle Transportation Account of the California Department of Transportation to partially fund the project.
- ***Planning Commission.*** The Planning Commission does not meet in November; its next regular meeting will be on December 11.
- ***General Plan Update Steering Committee.*** The General Plan Update Steering Committee did not meet in November. Their next meeting will be on December 9. The Executive Committee held a meeting on November 18 to prepare for upcoming Steering Committee meetings and to discuss a February public open house and the General Plan approval process.
- ***Park Avenue District Advisory Committee.*** At its November 12 meeting, the committee authorized the chairperson to sign a letter supporting a grant application for the South Bayfront Pedestrian-Bicycle Bridge. The committee heard that Parcel D has been cleaned up, the Park Avenue street improvement project should start construction in February, task forces are forming to plan the Arts and Cultural Center, Sherwin-Williams cleanup meetings may be held in December-February, and the 4214 Holden parking lot will soon be planted, fenced and lighted.

- ***Pedestrian and Bicycle Advisory Subcommittee.*** At its November 3 meeting, the subcommittee reviewed a proposal to reuse the 5701 Hollis Street buildings, which could involve a land swap to complete the greenway from Powell to Stanford; recommended studying how cyclists, pedestrians, private motor vehicles and transit can co-exist on Horton-Overland; and authorized the chairperson to sign a letter supporting a grant application for the South Bayfront Pedestrian-Bicycle Bridge.
- ***Transportation Committee.*** At its November 25 meeting, the committee considered parking time limits on San Pablo Avenue and West MacArthur Boulevard as part of the Adeline Place project, tabled a recommendation from the Pedestrian and Bicycle Advisory Subcommittee to study bus and bicycle use of Horton Street, tabled consideration of closing Doyle Street between 61<sup>st</sup> and 62<sup>nd</sup> Streets, discussed options for bulb-outs and cross walks on Adeline Street, and canceled the December 23 committee meeting.
- ***I-80 Pedestrian-Bicycle Crossing Committee.*** The committee did not meet in November; its next meeting will be held at a date to be determined in December.
- ***South Bayfront Pedestrian-Bicycle Bridge Committee.*** The committee did not meet in November; its next meeting will be held at a date to be determined in December.

## **II. Planning Division**

- ***Development Coordinating Committee.*** There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November.
- ***Community Events Committee.*** At its November 12 meeting, the committee discussed the Shortest Triathlon Ever and City event partnerships in general, film permits, and a permit for the Woodfin Suites protest/march.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
  - ***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. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. At the applicant's request, the City and the Association of Bay Area Governments (ABAG)/ Metropolitan Transportation Commission (MTC) wrote letters of support for applications for CALReUSE grants for remediation of contamination on the project sites. On November 19, we were notified by the applicant that they were awarded \$5 million in State Brownfield funds for remediation of the 64<sup>th</sup> and Christie site, available starting in January. The application for the Shellmound site was withdrawn because it was felt that it was not as competitive, but it is expected to be resubmitted within two months.

- *Emery Station Greenway.* On November 21, staff provided comments to LSA Associates on the administrative draft Initial Study/Mitigated Negative Declaration (IS/MND) for this proposed four-story office/research and development building. Staff provided Mitigation Measures to the applicant for concurrence on November 26. The IS/MND is scheduled to be published for public review on December 22, 2008.
- *AC Transit Hydrogen Fueling Station.* Staff attended a community meeting on November 15. Council member Davis and Planning Commissioners Scheuerman and Cardoza were present at the meeting. The discussion revolved around the science and operational characteristics of the proposed fueling station. A concern regarding the project's net impact on greenhouse gas emissions in Emeryville was expressed. As noted above, the City Council held a study session on the project on November 18.
- *Pixar Headquarters Expansion Phase II.* An application for a Final Development Plan (FDP) for an approximately 150,000 square foot building sited at the southwestern corner of the property located at 1200 Park Avenue has been submitted and will be considered by the Planning Commission on December 11 and by the City Council on January 20. This is the second phase of the revised Preliminary Development Plan (PDP) that was approved by the City in 2004.
- *39<sup>th</sup> and Adeline Mixed Use Project.* Staff attended Oakland's Landmarks Preservation Advisory Board meeting on November 17. The Board recommended that the Oakland Planning Commission consider retaining the brick façade at the corner of 39<sup>th</sup> and Adeline Streets. The project is scheduled for consideration by the Oakland City Planning Commission on December 3, followed by the Emeryville Planning Commission on December 11 and the Emeryville City Council on January 20. A Notice of Availability for the Final Environmental Impact Report (EIR) was published on November 21. As noted above, the City Council held a study session on the project on November 18.
- *Furniture Store, 6101 Christie Avenue.* A Conditional Use Permit application was submitted on October 20 for a retail use (consignment furniture store) in an existing building that was formerly used as an office. It is scheduled for consideration by the Planning Commission on December 11.
- *Site B Mixed Use Development.* Preparation of the Environmental Impact Report is on hold pending revisions to the project by the applicant.
- *Emeryville Center of Community Life.* On November 14, Planning staff attended a meeting of the working group for this multipurpose school and community facility, now planned to be developed on the Emery Secondary School (formerly Emery High School) site on San Pablo Avenue between 47<sup>th</sup> and 53<sup>rd</sup> Streets.
- *Fourplex, 40<sup>th</sup> and Adeline Streets.* On November 14, staff met with the Housing Consortium of the East Bay (HCEB), who have been selected by the Redevelopment Agency to rehabilitate the fourplex at the northwest corner of 40<sup>th</sup> and Adeline Streets. The building was relocated from 1077 41<sup>st</sup> Street in conjunction with the Oak Walk Project, and a Use Permit and Design Review for it was previously approved by the

Planning Commission. HCEB intends to house developmentally disabled adults in the building, and is requesting elimination of the proposed parking garage on the first level since their residents will not drive. This will require a modification of the Commission's approvals of the project. Historically accurate rehabilitation of the building, one of the Commission's conditions of approval, was also discussed. HCEB's team includes an experienced preservation architect whose previous projects have included Mission Dolores in San Francisco.

- *5701 Hollis Street.* Staff met with the owner and agent of the small gray triangular building at the northwest corner of Hollis Street and Stanford Avenue on November 24, to discuss a pending application for a Use Permit and Design Review to reuse the building for an architect's office. This will involve a swap of the City's parking lot on Stanford Avenue for additional width of the Greenway between Stanford Avenue and Powell Street. The logistics of the land swap were discussed, and will become a condition of approval. A parking variance will also be needed because neither the City's parking lot, nor the land to be swapped for it, is large enough to provide the amount of parking required for the project. The application is tentatively scheduled for consideration by the Planning Commission on January 22.
- *Transit Center.* On November 21, staff met with the State Department of Toxic Substances Control (DTSC) to discuss the remediation process for the "Mound" site just north of the Amtrak station, in conjunction with development of an office/lab/retail building and public parking garage. It was decided that the "project", for environmental review purposes, will include both remediation of the site and the development project. A study session on the proposal was held by the City Council in December 2007.
- *Oaks Club Off-Site Parking.* On November 12, staff met with the owner of the Oaks Club to tour a former industrial building at the northeast corner of 40<sup>th</sup> and Adeline Streets that he is considering purchasing for conversion to an off-site parking garage for Oaks Club employees. This will require approval by the Planning Commission. An application has not yet been submitted.
- *Glashauss-* Planning staff signed off on the Final Certificate of Occupancy on November 19.
- ***Administrative Cases and Activities.***
  - *Design Review*
    - *Fuzio's Restaurant, 5959 Shellmound, #210.* A minor design review application was approved on November 5, 2008 for a tenant improvement to a restaurant space at the Public Market after landscaping was added to the submittal.
    - *Hilton Garden Inn Parking Controls, 1800 Powell Street.* A Design Review application was submitted for review on October 16, 2008 to create paid parking for Hilton guests within the existing parking lot (pending).

- *Signs*

- ▶ *Blue Sky Family Club, 6005 Shellmound Street.* A minor sign application was submitted for review on September 23, 2008 for one wall sign and two blade signs. The business has since closed, so the application was withdrawn.
- ▶ *Wing Stop, 4103 San Pablo Avenue.* A minor sign application for one wall sign, one awning, two window signs and window graphics was approved on October 31, 2008. The tenant has appealed this decision because of wanting a wall sign in place of the awning called for by the Master Sign Program for the Promenade Center (pending).

- *Subdivisions*

- ▶ *47<sup>th</sup> Street Condominium, 1043 47<sup>th</sup> Street.* A minor subdivision application for a one lot subdivision for two condominiums. The application is not complete; staff is waiting for submittal of both floor plans and complete site plans (pending).
- ▶ *Parcel Map Application, 1001 42<sup>nd</sup> Street.* An application to merge five parcels into three was submitted June 10, 2008. The submitted parcel lines would be non-conforming; staff is waiting for the applicant's decision on how to proceed (pending).

- *Code Enforcement:*

- ▶ *Insider's Outlet, 4052 Watts Street.* Sign violations have been present since March 5, 2008. Staff sent Notice of Violation letters; Insider's Outlet has complied (resolved).
- ▶ *Black and White Liquor, 4051 San Pablo Avenue.* Sign violations have been reported in the past. The manager claims that some signs have been removed from the windows. Staff made a visit to the property on October 29, 2008 to measure all windows and signs and take pictures, and has determined that window signage is within allowed limits. Staff will send a letter to this affect (pending).
- ▶ *Thai Décor, 1605 63<sup>rd</sup> Street.* Sign violations were reported for this property. Staff has visited the site to take pictures and has sent a Notice of Violation letter (pending).
- ▶ *Bank of America, 4130 San Pablo Avenue.* New signs were installed on October 3, 2008, at which point staff noticed a difference between what was approved and what was installed. Contact was made with the sign company directing them to correct the problem. The new signs have now been painted to match the approved application (resolved).
- ▶ *DeNoise, 1501 Powell Street.* Staff noticed roof signs that are not permitted; a site visit turned up two additional unpermitted signs. Staff has sent a Notice of Violation letter and spoken with the tenant about compliance options (pending).

- *Arizmendi, Starbucks and Los Cantaros Taqueria, The Promenade, San Pablo Avenue.* Staff received a complaint regarding A-frame signs in the public right of way on October 24, 2008. Staff has explained to all involved managers that A-frame signs are considered Business Signs and must be on private property. No complaints have been received since (resolved).

- ***Advanced Planning Projects.***

- *General Plan Update.* This month the Project Manager concentrated on reviewing and editing the draft General Plan as a whole and chapter by chapter. This entailed rearranging each chapter for consistency, insuring that changes requested by the Steering Committee were included, and making sure that the document and diagrams read well and are accurate. Staff also provided direction to the consultants on developing an implementation plan.

Staff and consultants discussed the preparation of the Environmental Impact Report (EIR) for the General Plan Update. Alternative projects as required by the California Environmental Quality Act (CEQA) were determined. Staff also met with the consultants to prepare for a discussion with the Steering Committee on floor area ratio (FAR). The consultants were directed to create several case studies of three Emeryville projects: Transit Center, Glashaus, and Emery Station East.

Additionally, staff met with Nelson/Nygaard to direct their review of the draft General Plan chapters. Preliminary staff work was done to establish locations to portray hypothetical future development through photo-simulations. The images are included in the scope of work for the General Plan Update and will be used to illustrate potential development envisioned by the Plan. The Project intern continues to write up meeting notes, post documents to the General Plan webpage, and work on the Housing Element.

- *Zoning Update.* Consultants have been preparing for a December 9 kickoff of the zoning update with the Steering Committee.
- *Housing Element.* Staff continues to work on revising the Draft Housing Element to respond to comments received from the State Department of Housing and Community Development. This includes developing a more detailed inventory of sites for future housing.
- *Priority Development Area.* On November 21, we were notified by the Association of Bay Area Governments (ABAG) that our application for a “Priority Development Area” (PDA) was unanimously approved by the ABAG Executive Board. The City Council had passed a resolution in support of the application on October 7. The PDA program is in conjunction with the San Francisco Bay Region’s “Focusing Our Vision” initiative, a long-range regional planning effort to focus new development in areas where there is existing transit and plans for more housing. In the future, information about the “Emeryville Mixed Use Core” PDA will be featured on the “FOCUS” website under “Priority Development Area Showcase”. PDA status will make the City more competitive for planning grants, technical assistance, and capital infrastructure funds.



The City's pending PDA status was instrumental in the award of \$5 million in State Brownfield funds for cleanup of the Marketplace project site, as described above under "Current Planning Projects".

- *Alternative Transportation Study.* The scope of work was updated for presentation at the December 2 Agency-Council meeting.
- *North Hollis Area Parking Study.* Staff sent a draft Parking Management Plan to department heads for review.
- *South Bayfront Pedestrian-Bicycle Bridge.* Team members met on November 5 and discussed the October 23 committee meeting and the upcoming December 2 City Council meeting at which budget issues will be addressed. Possible additional funding sources were also discussed. Staff assisted Economic Development and Housing staff in preparing a grant application for the bridge.
- *I-80 Pedestrian/Bicycle Bridge.* Team members met on November 6 and discussed the need to reduce the budget for community meetings and reschedule the first one planned for December 6, in light of the City Council's decision at the November 4 meeting (see above). Upcoming meetings with the East Bay Bicycle Coalition and Bicycle-Pedestrian Advisory Committee were also discussed. Also, an encroachment permit with Caltrans is being processed so that it will be possible to go into the freeway right-of-way during the course of the study. Staff met with Robert Raburn, Executive Director of the East Bay Bicycle Coalition, on November 12 to review bridge options. EBBC is still considering which option to support.
- *Bicycle Planning with Berkeley.* Staff exchanged emails with Berkeley's Bicycle Coordinator regarding connecting the 9<sup>th</sup> Street Bicycle Boulevard to the Emeryville Greenway.
- *Preservation.* Staff continued surveying non-residential properties for architectural significance using the criteria in the Preservation Ordinance.
- *2010 Census.* Staff requested that the Association of Bay Area Governments (ABAG) propose dividing Emeryville into four Census tracts, or alternatively three tracts. ABAG is participating in the Census Bureau's statistical boundary update.
- *Projections 2009.* Staff responded to ABAG's draft Projections 2009.
- *State Office of Planning and Research Survey.* Staff responded to the state's Annual Planning Survey, which includes city statistics, general plan status and contact information. The results will be published in the *2009 California Planner's Book of Lists* which serves as a resource for legislators, researchers, planners and the public.
- *University of California Berkeley Parking Survey.* Staff responded to a national parking survey being conducted by Professor Robert Cervero at U.C. Berkeley.

### III. Building Division

- The attached tables summarize the fifth month of fiscal year 2008-2009 for building permit and inspection activity, including the fiscal year totals. For the month of November a total of 70 permits have been issued, based on a total valuation of \$7.3 million and generating about \$154,000 in fees. During the same period, 789 inspections have been conducted, of which 498 (about 63%) were related to major projects, and 291 (about 37%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
  
- Construction nears completion for the 1401 Park Avenue, Vue 46, and Glashaus residential projects. Construction continues on other major projects, including National Holistic Institute, Adeline Place, Doyle-Hollis Park, Oak Walk, West Elm Furniture, Age Song Assisted Living, Site B excavation and shoring, and Bridgewater remodel (63 units). Major tenant improvement projects and upgrades under construction include Bionovo Lab, Novartis BCB, Bayer (3<sup>rd</sup> floor), and Joint Bio Energy Institute (JBEL) (4<sup>th</sup> floor), all at Emerystation East located at 5885 Hollis Street; Watergate Tower 1 at 1900 Powell Street; and Bay Street, Building A expansion joints repairs. The Building Division anticipates several new development projects in 2008-09 including San Pablo Townhouses, Papermill Project live-work/residential, Flatiron Project, MacArthur San Pablo Mixed Use Project, and Bakery Lofts Phase IV.
  
- 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 November include:
  - *4507 Adeline Street* – 2<sup>nd</sup> floor addition.
  - *Lush Cosmetics* – 5665 Bay Street, tenant improvements and storefront.
  - *Terraces* – 5885 Horton Street, 4<sup>th</sup> floor, plumbing, deck drains and hose bibs.
  - *Anza* – 5885 Hollis Street, tenant improvements, lab and office.
  - *Bayer CMF* – 1403 Stanford Avenue, tenant improvements.
  - *Inovis* – 6425 Christie Avenue #300, tenant improvements.
  - *Emerystation East* – 5885 Hollis Street, tenant improvements for spec lab.
  - *Novartis BCB* – 6455 Christie Avenue, bulk fill chiller replacement.
  - *Bayer PDU* – 4595 Horton Street; tenant improvements.
  - *Doyle Street Hollis Park* – 1333 62<sup>nd</sup> Street.
  - *Oliver Lofts* – 1200 65<sup>th</sup> Street, remediation repair.
  - *West Elm* – 5602 Bay Street, photo-voltaic system.
  - *Oak Walk* – 4002-4098 San Pablo Avenue (weekly).
  - *West Elm* – 5602 Bay Street (weekly).
  - *Emerystation East* – 5885 Hollis Street, various tenant improvements (weekly).

- Construction meetings and site visits were held in November for the following projects:
  - *West Elm Furniture* – 5602 Bay Street, 16,000 square foot furniture store.
  - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
  - *Glashaus, Podium and Townhouses* – 1289 65<sup>th</sup> Street, 145 residential units over parking.
  - *Oak Walk Single Family Dwelling Rehabilitation* – 1077-1089 41<sup>st</sup> Street, 5 houses.
  - *Oak Walk Mixed Use Project* – 40<sup>th</sup> Street and San Pablo Avenue, 54 residential units and retail space in three new buildings.
  - *Adeline Place* – 3801 San Pablo Avenue, 36 residential units.
  
- Construction is proceeding on the following major projects:
  - *National Holistic Institute* – 1290 59<sup>th</sup> Street; demolition, seismic upgrade.
  - *1401 Park Avenue* – 43 residential units and 11 live/work units over 83 parking spaces.
  - *Adeline Place* – 3801 San Pablo Avenue; 36 residential units and retail.
  - *Oak Walk Existing Homes Renovation* – 1077-1089 41<sup>st</sup> 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/61<sup>st</sup>/Hollis/62<sup>nd</sup> Streets.
  - *Age Song Assisted Living project* – 4050 Horton Street, 121 assisted living units, 28 independent living units.
  - *Glashaus* – 1289 65<sup>th</sup> Street; 11 townhouse buildings and podium; 145 residential units and 50 public parking spaces; Greenway site improvements between 65<sup>th</sup> Street and Ocean Avenue.
  - *Vue 46 (Flecto)* – 46<sup>th</sup> Street and Adeline; 79 residential units with 3,000 square feet of commercial space.
  - *West Elm Furniture* – 5602 Bay Street; 16,000 square foot furniture store.
  
- 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 November:
  - *Nike Store* – 5664 Bay Street. (TCO)
  - *BRE Properties* – 5815 Shellmound Street, offices. (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, WC<sup>3</sup>. In November, these procedures facilitated the following submittals:
  - Same day plan check/permit issuance (fast track) for 11 submittals.
  - Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 15 applications submitted.
  
- Building Division staff fielded a total of 200 counter contacts and 206 telephone queries in November.

- The Building Division performed 789 inspections in November. This is an average of 263 field inspections per month by the Building Division's three building inspectors (one City staff and two WC<sup>3</sup> staff), or 14.6 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 of 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**

- *Leadership East Bay.* On November 14 the Planning Director made a presentation on the General Plan Update to a "Leadership East Bay" class at City Hall. This group of about 20 people from the public and private sectors is a citizenship training program sponsored by the Berkeley and Emeryville Chambers of Commerce. They meet once a month until next May, covering a variety of topics at each all-day session. The November meeting was their "Local Government" class. The Public Works Director is participating in the class and invited the Planning Director to make the presentation. The City Managers of Emeryville and Berkeley also made presentations.
- *U.C. Berkeley Urban Design Studio.* For the third time, Professor Michael Southworth's graduate studio in urban design is studying Emeryville. Students are tackling various design projects, including how to make the Powell Street corridor more bicycle, pedestrian, and transit friendly; developing a high-rise district in the Powell-Christie area; developing transit-oriented development around the Amtrak station; and neighborhood preservation in the Triangle and Doyle Street neighborhoods. On November 5, the class visited City Hall for a briefing by Planning staff. On November 17, the Planning Director attended a presentation of the students' initial analyses and concepts at U.C. Berkeley. The final presentation, which will be attended by the Chairs and Vice Chairs of the Planning Commission and General Plan Update Steering Committee, will be held at U.C. Berkeley on December 11.
- *Emeryville Taiko, 1455 64<sup>th</sup> Street, Update.* This property has been a subject in previous progress reports relating to efforts from the City's Planning and Building and Fire Departments for supporting the applicant's desire to secure occupancy through the permit process.

In the March 2008 progress report, the Building Division reported contacting the applicant and requesting a meeting with the business owner or representation and City Staff. This

meeting occurred on April 3, 2008 and included a discussion of unauthorized occupancy, the expired plan check application, the expired use permit, and consideration of an appropriate course of action for compliance, including immediately vacating the premises until permits and life safety compliance is obtained. A subsequent meeting followed on April 8 which included the business owner, board members, their legal representative, Fire and Building. The discussion involved a summary of the meeting of April 3 and the results of their Board of Directors meeting. Emeryville Taiko submitted a detailed proposal providing background and intentions. While not expressing knowledge of the unauthorized occupancy of 1455 64<sup>th</sup> Street, their request was to continue occupying the building and to continue business operations while fundraising efforts were underway to comply with life safety issues. Staff explained that, if the City had knowledge of illegal occupancy and did not respond, the City would be part of the problem if a hazardous incident should occur. Staff did not accept the owner's proposal and stated that Emeryville Taiko must vacate the premises immediately with the owner to submit a letter stating no business operations will be conducted until a certificate of occupancy is granted. If business operations were to continue, the Building Division, with the support of the Fire Department, would have no alternative but to post the building with a notice prohibiting occupancy ("red tag" or "yellow tag"). On behalf of the owner and Board of Directors, the legal representative for Emeryville Taiko stated that they had a full understanding of the expectations and the liabilities of occupying an illegal structure, and would comply with the City's requirements. Subsequently, on April 10, a letter was received from the owner stating that "Emeryville Taiko will not be using the building located at 1455 64<sup>th</sup> Street for classes. However, we will be using the building for storing all of our equipment and for administrative purposes."

During late October, the Building Division received reports from City staff stating that business operations were continuing at 1455 64<sup>th</sup> Street. Advertisement on Emeryville Taiko's website for classes and training at the 1455 64<sup>th</sup> Street address and staff verification of business operations on weeknights and weekends confirmed that once again unauthorized occupancy was occurring at the property. As a result of previous clear direction from City staff to the property owner and representatives, the Building Division, with the support of the Fire Department, was left with no alternative but to post the property for limited access ("yellow tag" – i.e. storage and administration use only) and no further business operations will be permitted. Presently, the property remains vacant.

#### **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-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	32	32	31	29	22	0	0	0	0	0	0	0	146
Plumb., Elec., Mech.	63	48	34	48	43	0	0	0	0	0	0	0	236
Fire	2	14	15	10	5	0	0	0	0	0	0	0	46
<b>MON. TOTALS</b>	97	94	80	87	70	0	0	0	0	0	0	0	
<b>FISCAL YEARLY TOTAL</b>													428
<b>VALUATION</b>													
Residential	2,034,067	239,738	191,125	758,018	3,080,554	0	0	0	0	0	0	0	6,303,502
Sub Permits	824,805	400,932	378,763	190,016	272,744	0	0	0	0	0	0	0	2,067,260
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	0	0	0	0	0	0	0	64,138,370
<b>MON. TOTALS</b>	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	0	0	0	0	0	0	0	
<b>FISCAL YEARLY TOTAL</b>													72,509,132
<b>FEES COLLECTED</b>													
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368,134.23
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480,903.93
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215,525.47
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,407.53
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103,546.11
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93,304.12
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,941.70
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,689.91
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,866.82
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147,465.45
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,969.60
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,331.13
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,211.19
School	5,678.17	43,800.12	0.00	0.00	2,705.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52,183.96
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,477.37
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>	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>FISCAL YEARLY TOTAL</b>													1,751,959



**Planning and Building Department**

Major Development Projects

November 2008

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W Hollis betw Park Ave. & 53rd St.	Multipurpose community recreation and school facility	CC approved contract with Field Paoli 4/15/08.						
<b>Arts and Cultural Center</b> 4060 Hollis Street	Space for Celebration of Arts, PCPA, Historical Society	PC study session 3/22/07. CC approved strategic plan contract 6/3/08.						
<b>Transit Center</b> NW Horton & 59th Sts.	Public parking, 160,000 to 250,000 s.f. office/lab/retail	PC study session 3/22/07. CC study session 12/18/07.						
<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>Pixar, Phase II</b> NE Park Ave. & Hollis St.	Production building - 145,000 s.f.	PC study session on FDP 8/28/08. PC hearing 12/11/08. CC hearing 1/20/09.						
<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>Emery Station Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Four CC and PC study sessions. PC hearing 1/22/09.						
<b>Baker Metal Live-Work</b> 1265 65th St. and Ocean Ave. lot	Live-work - 21 units Retail - 4,432 s.f.	PC study session 9/27/07. Community meeting 3/5/08. PC study session 10/23/08.						
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	Oakland PC hearing 12/3/08. Emeryville PC hearing 12/11/08. CC hearing 1/20/09.						
<b>Bay Street "Site B"</b> Christie/Shellmound/Powell/railroad	Hotel, department store, retail, residential	Permits for site remediation issued 10/2/08. DEIR on hold pending review of new design.						
<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>Papermill Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	PC recommended approval 10/23/08. CC approved 11/18/08.						
<b>MacArthur San Pablo Mixed Use</b> San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC approved 11/15/07; CC approved 12/4/07. PC to consider 1-year extension on 12/11/08.						
<b>4520 San Pablo Townhouses</b> NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC to consider second 1-year extension 12/11/08.						



Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	CC approved GPA 10/16/07; rezoning 11/20/07. Building permit application filed 12/19/07.			CC - 11/20/07			
<b>Flatiron Building</b> 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit application submitted 10/16/08.			CC - 3/6/07			
<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>Doyle Hollis Park</b> Doyle/61st/Hollis/62nd Streets	New community park of about 1.25 acres.	Building permit issued 10/21/08.			CC - 6/19/07			
<b>AgeSong Assisted Living</b> 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			
<b>West Elm Furniture</b> 5602 Bay Street	New two-story furniture store on Bay Street "Pad 1".	Foundation permit issued 2/14/08. Shell/superstructure permit issued 6/27/08.			CC - 8/7/07			
<b>Oak Walk Mixed Use Project</b> NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Foundation permits issued 10/31/07. Superstructure permits issued 11/26/07.			CC - 2/7/06			
<b>Adeline Place ("Check Cashing")</b> San Pablo/W. MacArthur/Adeline	Residential - 36 units Retail - 2,400 s.f.	Foundation permit issued 8/2/07. Superstructure permit issued 2/12/08.			PC - 10/27/05			
<b>Glashaus Townhouses/Parking</b> SE 65th & Hollis Sts.	145 units, retail, and 50 public parking spaces	TCOs for 12 buildings issued April 2007-August 2008. Final CO pending.			PC - 12/8/05			
<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 and II issued 2/27/08 and 4/14/08, and for Phases III and IV on 6/11/08.			PC - 12/20/00			

**Glossary of Abbreviations:**

CC =	City Council	FEIR =	Final Environmental Impact Report
CO =	Certificate of Occupancy	GPA =	General Plan Amendment
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PCPA =	Pacific Center for Photographic Arts
DR =	Design Review	PDP =	Preliminary Development Plan
EIR =	Environmental Impact Report	PUD =	Planned Unit Development
EUSD =	Emery Unified School District	RFP =	Request for Proposals
EYSAC =	Education and Youth Services Advisory Committee	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**November 2008**

<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>			
<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
<b>Oak Walk Mixed Use Project</b> 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, up to 62 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.	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 & 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.	Stuart Gruendl BayRock Residential (510) 873-8880

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**November 2008**

<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>Bay Street - Site B</b> Christie/Shellmound/Powell/railroad PUD05-03	Northern expansion of Bay Street mixed use project, with 150-room hotel in 240-foot tower, 140 to 240 residential units, 80,000 to 130,000 s.f. of retail, possibly including a Nordstrom's department store, and 800-900 parking spaces.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. EIR consultant contract approved by City Council on September 6, 2005. EIR scoping session held November 16, 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. Publication of Draft EIR on hold pending review of new design alternative. Issued excavation and temporary shoring permit for site remediation on October 2, 2008.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
<b>MacArthur San Pablo Mixed Use</b> 3706-3722 San Pablo Avenue UP06-14 and DR06-15	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.	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 Planning Commission on December 11, 2008.	Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977
<b>Marketplace Redevelopment</b> Phase I – Shellmound Building Southeast corner of 64 <sup>th</sup> 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
<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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**November 2008**

<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>Transit Center</b> 59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station) UP07-02 and DR07-03	Mixed use transit-oriented development and public parking structure with 160,000 to 250,000 square feet of office/lab/retail space, and 550 to 660 parking spaces in a 144 to 169 foot tower.	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.	Geoffrey Sears Wareham Development (415) 457-4964
<b>West Elm Furniture Store</b> 5602 Bay Street FDP007-01	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.	Property Owner/Developer: Madison-Marquette (415) 277-6805 Eric Hohmann, Project Manager
<b>RESIDENTIAL AND LIVE-WORK PROJECTS:</b>			
<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 hearing scheduled for December 3, 2008. Emeryville Planning Commission hearing scheduled for December 11, 2008. City Council hearing scheduled for January 20, 2009.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**November 2008**

<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>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.	Amir Massih Archstone Smith (415) 503-2207
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 21 live-work units and 4,432 square feet of retail space. Six 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.	Sasha Shamzad MRE Commercial (510) 849-0776
<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 to be considered by Planning Commission on December 11, 2008.	Ramiro Marini (415) 307-8107
<b>1401 Park Avenue</b> (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

**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>
<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. Emeryville is lead agency for CEQA. Approved by Emeryville Planning Commission on December 14, 2000 and by Oakland Planning Commission on December 20, 2000. Building plans being revised by applicant which will require new application for plan check. Demolition permit issued 2002, and interior demolition is substantially complete. Dispute with financial partner has been resolved. 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. Demolition work is complete. 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.</p>	<p>Levin Menzies &amp; Associates            Paul Menzies            (925) 973-4111</p>
<p><b>Adeline Place ("Check Cashing")</b>            San Pablo Avenue/W. MacArthur Boulevard/Adeline Street            UP05-05 and DR05-05</p>	<p>36 residential units with 2,400 s.f. of retail.</p>	<p>Redevelopment Agency approved Placeworks as developer of project on November 16, 2004. Planning Commission study session held August 25, 2005. Approved by Planning Commission on October 27, 2005. Demolition permit issued October 7, 2005; demolition is complete. Building permit application submitted on February 16, 2007. Foundation permit issued on August 2, 2007. Superstructure permit issued on February 12, 2008.</p>	<p>Placeworks LLC            Stuart Rickard            (510) 499-9400</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**November 2008**

<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>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. Inspections occurring as requested. Staff is working with applicant and adjacent property owner to resolve access and easement issues. 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>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 conditions of approval regarding undergrounding of utility wires was denied by the Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by the Commission on October 23, 2008. Applicant has appeal to City Council; appeal hearing scheduled for December 16, 2008.</p>	<p>John Protopappas  Madison Park Financial  (510) 452-2944</p>

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<p><b>Glashaus Townhouses/Public Parking Project</b>            1289 65<sup>th</sup> Street            UP05-03 and DR05-03</p>	<p>145 residential units and 50 public parking spaces on former industrial site on south side of 65<sup>th</sup> Street between Hollis Street and the Greenway. Project includes construction of Greenway between 65<sup>th</sup> Street and Ocean Avenue.</p>	<p>Approved by Planning Commission on December 8, 2005. Building permit application for townhouses submitted on January 27, 2006. Building permit application for lofts/garage submitted on March 10, 2006. Issued superstructure building permit for Building 1 in townhouse phase on July 3, 2006; for Buildings 10 and 11 on August 16, 2006; for Building 3 on October 30, 2006; for Building 6 on January 11, 2007; for Buildings 8 and 9 on February 15, 2007; for Building 7 on March 20, 2007; for Building 4 and 5 on May 25, 2007; for Building 2 on July 13, 2007; and foundation only permit for lofts/garage on August 31, 2006. Redevelopment Agency approved acquisition of 50 space public parking garage on August 15, 2006. Issued “podium” level building permit (partial) for lofts/garage on December 28, 2006. TCO issued for Townhouse Building 11 on April 19, 2007; for Building 10 on May 8, 2007; for Building 3 on June 21, 2007; for Building 6 on July 26, 2007; for Building 8 on September 11, 2007; for Building 9 on September 13, 2007; for Building 7 on September 21, 2007; for Building 5 on November 19, 2007, Buildings 1 and 4 on February 5, 2008; and for Building 2 on March 4, 2008. TCO for temporary sales office issued on June 25, 2008. TCO for Phases 1 and 2 in lofts (“podium”) building issued on August 21, 2008. Final CO pending.</p>	<p>Pulte Homes            Mike Kim            (925) 249-3280</p>
<p><b>OFFICE/HIGH TECH PROJECTS:</b></p>			
<p><b>Pixar Animation Studios, Phase II</b>            1200 Park Avenue            PUD03-01</p>	<p>New production building of about 145,000 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.</p>	<p>Planning Commission voted to recommend approval of amendments to Development Agreement on May 22, 2008. Amendments to Development Agreement and Owner Participation Agreement approved by City Council and Redevelopment Agency on June 3, 2008. Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission public hearing scheduled for December 11, 2008. City Council hearing scheduled for January 20, 2009.</p>	<p>Tom Carlisle            Pixar Animation Studios            (510) 752-3333</p>



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<b>Emery Station Greenway</b> 5812-5860 Hollis Street	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 hearing scheduled for January 22, 2009.	Geoffrey Sears Wareham Development (415) 457-4964
<b>OTHER:</b>			
<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.	Ali Kia Shabahangi AgeSong (415) 431-8143
<b>Doyle Hollis Park</b> 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.	Ignacio Dayrit, CED Coordinator (510) 596-4356

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<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.	Placeworks LLC Stuart Rickard (510) 499-9400
<b>Emeryville Center of Community Life</b> PG&E property on west side of Hollis between Park Avenue and 53 <sup>rd</sup> Street, and various school sites.	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; recreation and fitness programs; and a new Police Department headquarters.	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 due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2008-09.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<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.	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