


# CITY OF EMERYVILLE



## MEMORANDUM

**DATE:** April 1, 2010

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

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

**SUBJECT:** Progress Report –March 2010

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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 March meetings:

March 2, 2010:

- *Starbucks Noise Waiver* –The City Council approved a request for a noise waiver to allow 24-hour evening and weekend work between Sunday, March 7, 2010 and Friday, March 12, 2010 to facilitate internal remodelling of the existing Starbucks located at 3839 Emery Street in the East BayBridge Shopping Center.
- *Firearms and Ammunition.* The Council approved an urgency interim ordinance establishing a temporary moratorium on the establishment of firearms and ammunition retailers, and introduced an ordinance stipulating licensing regulations. A companion Zoning Ordinance amendment will be developed and brought to the Council after it is reviewed by the Planning Commission.

March 16, 2010:

- *Housing Element Progress Report.* The Council approved the annual progress report on implementation of the Housing Element of the General Plan in Calendar Year 2009, for submittal to the State of California Housing and Community Development Department.
- *Firearms and Ammunition.* The Council considered the second reading of the ordinance stipulating licensing regulations that was introduced at the March 2 meeting. Following testimony from almost 50 speakers (both for and against the ordinance), the Council decided to modify it slightly, which required a new first reading. The second reading will now occur at the April 6 Council meeting.
- *Urban Forestry Ordinance.* The Council introduced an amendment to the Urban Forestry Ordinance that, among other things, requires Planning Commission approval of all tree removal permits and sets forth submittal requirements for planning permit applications regarding tree information that must be provided. Final passage is scheduled for the April 6 Council meeting.

- *Time Extension for Planning Permits.* The Council introduced an interim ordinance allowing the expiration date of planning permits to be extended to a total of five years from the date of final approval on a case-by-case basis. Final passage is scheduled for the April 6 Council meeting.
- *Pixar Noise Waiver.* The Council heard a status report on the noise waiver that they granted on December 15, 2009 for Saturday construction at the Pixar Phase II building between December 19, 2009 and June 19, 2010. This was in response complaints on two separate Saturdays, both from the same individual. After reviewing the information, the Council unanimously decided not to direct staff to prepare a resolution to revoke the noise waiver.
- *Pedestrian and Bicycle Plan.* The Council approved a Request for Proposals (RFP) to prepare a Pedestrian and Bicycle Plan and instructed staff to move forward on issuing the RFP and selecting a consultant to recommend for Council approval.
- ***Planning Commission.*** The March 25 Planning Commission was cancelled because there were no items ready for public hearing at that time.
- ***Zoning Update Steering Committee.*** The Zoning Update Steering Committee met on Monday, March 29. (The regular meeting of March 23 was preempted by a special City Council meeting). The main agenda items were to review and discuss draft sign regulations and a system to award bonuses to developers who provide public benefits as part of their projects. Following a presentation by consultants the Committee held a discussion involving regulations of signs including recommendations on prohibited signs, exempt signs, temporary signs, and size limitations for different types of signs. Design principles and procedures for sign approval were also discussed. The Steering Committee then addressed proposed regulations pertaining to height, density, and floor area bonuses. Bonusable elements would include: open space, sustainable design (including alternative energy and recycled water), right-of-way improvements, utility undergrounding, transportation demand management (TDM), family-friendly housing, public art, neighborhood commercial development, public parking, and space for development of small businesses.
- ***Park Avenue District Advisory Committee.*** The Committee did not meet in March. Its next regular quarterly meeting will be on May 12.
- ***Transportation Committee.*** On Tuesday, March 23, the Committee chose to get a firm commitment from Oakland before proceeding with bicycle improvements to Hollis Street, and to research the cost of a solar speed survey for Overland Avenue (both recommended by BPAC); the committee also made a recommendation to the City Council for the parking arrangement around the Doyle/Hollis Park, recommended prohibiting parking along Hollis Street north of 67<sup>th</sup> Street between 8 pm and 3 am, and recommended the truck traffic signage program for Park Avenue as presented.
- ***Bicycle/Pedestrian Advisory Subcommittee.*** At the March 1 meeting the subcommittee recommended that the Transportation Committee consider improved bike facilities on Hollis Street at the City's southern border in conjunction with Oakland, and speed surveys on

Overland Avenue. The Subcommittee also heard an update on the Powell/Christie/Frontage Road pedestrian and bicycle improvements being reviewed by Caltrans, appointed members Robert Prinz and Tom Modic to serve on the consultant selection panel for the new Pedestrian and Bicycle Plan, and discussed City policy on pedestrian-activated intersections and crossings.

- ***I-80 Pedestrian-Bicycle Bridge Committee.*** On March 8, the Committee met to discuss the community workshop that was held on Wednesday, February 24. It included a presentation on the three possible bridge alignments and a chance for citizens to vote on their preferred alignment and bridge type. A strong majority of voters chose Alignment 3, the northern alignment that includes a viewing platform on the west side. At this special committee meeting, the members voted unanimously to recommend that the City Council drop Alignments 1 and 2. This recommendation will be presented to the City Council on April 6.
- ***Parks and Recreation Strategic Plan Ad Hoc Committee.*** At its March 30 meeting, the committee reviewed a draft needs assessment and site programming matrix, and agreed to hold study sessions at the Planning Commission on April 22 and City Council on May 18.
- ***Community Events Committee.*** At the March 9 meeting, the committee reviewed and approved an application for a City-sponsored Earth Day Celebration 2010; an application for a weekly farmers market was discussed, and direction was given to the applicant for a future round of applications. The committee also discussed ways to reconcile conflicting provisions in the Municipal Code concerning events on public property.

## **II. Planning Division**

- ***Development Coordinating Committee.*** The DCC met on March 10, with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Fire Departments, and the City Attorney's Office discussing the following projects:
  - ***New Fire Station #2.*** DCC members discussed a proposal to replace the existing fire station at 63<sup>rd</sup> and Hollis Streets with a state-of-the-art facility to be funded by a FEMA grant. The City's project architect was at the meeting to hear comments. No major issues were identified.
  - ***Corporation Yard Upgrades.*** The committee discussed proposed upgrades to the Public Works corporation yard on Horton Street, including relocating the Emergency Operations Center from Fire Station #2, redesigning the interior parking layout, a possible fire truck wash facility, and other modifications to the exterior parking lot on the east side along Horton Street. The consensus was that the fire truck wash should occur at the AC Transit bus yard rather than here, and that the driveway should not be accessed from the adjacent Horton Landing Park entrance.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:

- *Emery Station West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street.* This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62<sup>nd</sup> and Horton Streets, was approved by the City Council on February 16. Staff met with the applicant to discuss the project on March 1, and with environmental consultants to discuss site remediation on March 15. As directed by the City Council, two-way bicycle traffic will be maintained on Horton Street throughout the remediation and construction process, although automobile traffic may be restricted or limited to one-way.
- *Emery Station Greenway.* This four-story 139,232 gross square foot office and laboratory building on the east side of Hollis Street between Powell and 59<sup>th</sup> Streets was approved by the City Council last May. A building permit application was submitted in December; Planning Division staff has reviewed and commented on the construction drawings. On March 30, staff of the Planning and Building divisions met internally to discuss implementation of the mitigation measures regarding noise from the new building.
- *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 previously 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 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.
- *Target.* On December 16, a design review application was received for a new Target store in 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 conducted administrative design review and Oakland will issue the building permit. Staff worked with Target to refine the design, and issued an approval letter on February 19. Target anticipates an opening date in July 2011.

- *Fire Station #2, 63<sup>rd</sup> and Hollis Streets.* A Conditional Use Permit and Design Review application for the replacement of Fire Station 2 was received on March 1, 2010 and will be reviewed by the Planning Commission on April 22, 2010.
  
- *Fourplex, 4320 Essex Street.* On March 19, Planning staff met with the owner’s representatives to discuss rehabilitation or replacement of this residential building in the Triangle neighborhood. The building is in poor condition, and the owner would like to renovate it if this is feasible; if not, the building will be replaced with a new fourplex designed to match the existing building and to be in character with the neighborhood. Staff advised that, because the project involves demolition of residential units, it would require City Council approval and that the new project must include the same number of units. Furthermore, because of the provisions of the new General Plan and Interim Zoning Regulations, the units would be limited to an average size of about 800 square feet, and parking must be provided in the rear via the existing driveway along the side. The building is a “classic box” design built in 1913.
  
- ***Administrative Cases and Activities.***
  - *Design Review*
    - › *Ms. Wally’s Cafe, 4336 San Pablo Ave.* A minor sign application for a temporary banner was submitted on February 25, 2010. Staff has asked for additional drawings from the applicant (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; staff has requested a change in signage and is awaiting the applicant’s response (pending).
    - › *Marshalls, 5795 Christie Avenue.* A minor Design Review application to replace signage and refurbish exterior walls at the old Circuit City store was approved on March 19, 2010.
    - › *Courtyard Marriott, 5555 Shellmound Street.* A minor sign permit application to add a small wall sign facing the freeway was approved on March 31, 2010.
  
  - *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).

- *Adeline Place, 3801 San Pablo Avenue.* Staff sent a letter on March 8, 2010, asking the real estate office to discontinue the practice of posting temporary real estate and open house signs on stakes, and outside of the allowed weekend hours. The real estate office has replied and complied.
- *Icon at Park, 1401 Park Avenue.* Staff sent a letter on March 4, 2010, asking the real estate office to discontinue the practice of posting temporary real estate and open house signs within the public right of way, and outside of the allowed weekend hours. The real estate office has replied and complied.
- ***Advanced Planning Projects.***
  - *Housing Element.* Staff revised the Housing Element to respond to comments received from the State Department of Housing and Community Development (HCD). A red-line draft was sent to HCD on March 24 requesting written comments within a 60-day timeframe. The revised element is tentatively scheduled to be reviewed by the Housing Committee and Planning Commission in June and to be considered for approval by the City Council in July.
  - *Zoning Update.* Prior to distribution to the Zoning Update Steering Committee, staff reviewed and commented on consultant drafts of the sign regulations and bonus point system, including an internal meeting to discuss the sign regulation on March 22.
  - *Pedestrian and Bicycle Plan.* On March 16 staff presented a draft Request for Proposals (RFP) for preparation of a new Pedestrian and Bicycle Plan to the City Council. The RFP was approved and staff distributed it to 16 consulting firms later that week. An informational meeting for firms that may be considering submitting a proposal is scheduled for Friday, April 2.
  - *Parks and Recreation Strategic Plan.* Staff gave youth contacts to MIG and reviewed a draft needs assessment and site programming matrix. On March 30, support staff including the directors of Public Works, Community Services, and Planning and Building, met to review and comment on the draft needs assessment prior to the ad hoc committee meeting that evening.
  - *Census 2010.* Staff called the Census Geography office in Seattle twice. First, staff learned that the Census Bureau only uses one city name per zip code when mailing forms, but codes responses by Census tract in the proper cities. Therefore, all Census forms sent to Emeryville addresses were addressed to "Oakland, CA 94608". Staff responded to several inquiries about this from concerned citizens, and assured them that their returns would be properly coded to Emeryville. Second, staff learned that the requested boundary correction east of Adeline Street has been made. The Planning and Building Director made announcements at both City Council meetings in March urging Emeryville residents to return their Census forms. "Census Day" is April 1.

- *Powell Streetscape Study.* Staff met with our urban design consultants, WRT, on March 9 to review the status of this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road. A City Council study session is tentatively scheduled for June 15.
- *Traffic Facilities Fee Update.* Staff met with Rob Rees of Fehr and Peers on March 9 to go over the presentation being prepared for a City Council study session on options for updating the City's Traffic Facilities Impact Fee so that it conforms to the new General Plan's multi-modal policies. This is tentatively scheduled for the June 15 City Council meeting.
- *Sustainable Transportation Plan.* Staff reserved the Senior Center second floor room for an open house on Monday, May 17 from 4:30 to 7:30 pm, set up a web page at [www.emeryville.org/transportation-plan](http://www.emeryville.org/transportation-plan), and attended an open house about AC Transit's revised bus routes.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is tentatively scheduled for April 20.
- *South Bayfront Pedestrian-Bicycle Bridge.* A "trend meeting" of staff and consultants was held March 10. A number of issues were reviewed, including status of the structural design, color of bridge and railings, status of archeological work, fencing, interpretive signage, entrance to Horton Landing Park at Stanford Avenue, signage and striping of Ohlone Way, status of remediation work, upcoming meetings, and project schedule and budget.
- *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 Bicycle Pedestrian Advisory Committee and is working to put together an order for new signs.
- *9<sup>th</sup> Street/Greenway Connection.* Our staff is participating in Berkeley's design of the bike path connection between our Greenway and the 9<sup>th</sup> Street Bicycle Boulevard. Design work by Alta Planning + Design is expected to be finished this summer, with completion of the path by summer 2011.
- *Clean Air Plan.* Staff reviewed the Bay Area Air Quality Management District's proposed Clean Air Plan and concluded that the City does not need to comment. The draft plan includes two new categories of control measures - land use and local impact measures (project and plan review) and energy and climate measures (tree planting and encouraging energy efficiency and renewable energy) - along with stationary source, mobile source and transportation control measures.
- *Water-Efficient Landscape Ordinance.* Staff compared the first draft ordinance to other cities' ordinances, to develop an ordinance that is easy to use.

- *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.
- *Park Avenue District.* A grand opening for the Park Avenue street improvements, including the plaza at the western end, is being planned for this summer. Staff gave Public Works designs for signs regarding truck turns on Park Avenue and “local traffic only except bicycles” on Horton Street.
- *Art in Parks.* Staff noted art opportunities in the draft Parks and Recreation Needs Assessment, and prepared a map and a plan of a Bay Trail segment for a tour with the Public Art Committee staffer.
- *Significant Buildings.* Staff continued mapping the list of buildings that are defined as significant under the current ordinance.
- *Firearms and Ammunition Ordinance.* As noted above, on March 2 the City Council passed an urgency interim ordinance to establish a temporary moratorium on establishment of any retail sales use engaged in leasing or selling of firearms and ammunition. An extension of this moratorium will be considered by the Council on April 6. Staff is currently in the process of amending the Zoning Ordinance to establish location and operational criteria for sale of firearms and ammunition. The draft amendment will be presented to the Planning Commission for consideration at the April 22 meeting and will be presented to the Council in May. Planning staff met with the City Attorney to discuss the Zoning Ordinance amendment on March 24.
- *Landscape and Lighting Assessment District (LLAD).* Staff provided building square footages to the Finance Department for the consultant working on the LLAD proposal.
- *Stormwater Treatment.* Staff reviewed a County flyer informing developers about the new regional stormwater permit, and concluded that it would be best to use it as-is rather than adapt it for Emeryville.

### **III. Building Division**

- The attached tables summarize the ninth month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of March 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 March a total of 57 permits have been issued, based on a total valuation of \$7.7 million and generating \$184,000 in fees. During the same period, 289 inspections have been conducted, of which 166 (about 58%) were related to major projects, and 123 (about 42%) were ongoing routine inspections such as tenant improvements, and remodels, including residential, field staff consultations and code enforcement.



- A temporary certificate of occupancy was previously issued for 1401 Park Avenue and a certificate of occupancy will be granted upon receiving “as built” signed drawings from the architect of record. The three new buildings of the Oak Walk Mixed Use Project received their temporary certificates of occupancy in February and will be granted their final certificates of occupancy when Stormwater Operational and Maintenance agreements are in place and other conditions are met. 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), Flatiron building, Clif Bar tenant improvements at Emery Tech, Liquid Sugar (construction defects), and City of Emeryville Police Station temporary buildings. 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), Emery Station Greenway, Emery Station West/Transit Center, City of Emeryville Police Station renovation, and City of Emeryville Fire Station #2 replacement.
- 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 provide 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 March, the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff were directed to continue to solicit feedback from applicants conducting business at the Planning and Building front counter.
- 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 to 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 March 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.
  - *Emeryville Marina* – 3310 Powell Street, electrical.
  - *Clif Bar* – 1450 65<sup>th</sup> Street; tenant improvements.
  - *Liquid Sugar* – 1269 66<sup>th</sup> Street; Buildings C and D construction defects.
  - *Courtyards at 65<sup>th</sup> Street* – 1465 65<sup>th</sup> Street; Phase 4 and 5 construction defects.
  - *Complete Garden Supply* – 4070 Halleck Street; tenant improvements.
  - *Animation Mentor* – 1400 65<sup>th</sup> Street #250; tenant improvements.
  - *Ambassador Housing* – 36<sup>th</sup> and Peralta Streets; affordable housing project.
  - *Allegro Ballroom* – 5885 Christie Avenue; dance hall expansion.
  - *Bayer CMF and PDU* – 1403 Stanford Avenue; tenant improvements.

- *Marshalls* – 5795 Christie Avenue; tenant improvements.
- *Fire Station #2* – 63<sup>rd</sup> and Hollis Streets; conceptual plan review with departments.
- *Taco Bell* – 3839 Emery Street; tenant improvements.
  
- Construction meetings (weekly) and site visits were held in March for the following projects:
  - *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:
  - *Clif Bar* – 1400 65<sup>th</sup> Street; tenant improvements of approximately 59,000 square feet in Emery Tech building including office, gym, café, and child care.
  - *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 Mixed Use Project* – 4002-4098 San Pablo Avenue; 54 residential units and retail space in three new buildings. Temporary certificates of occupancy were granted in February.
  
- 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 March, these procedures facilitated the following submittals:
  - Same day plan check/permit issuance (fast track) for 13 submittals.
  - Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 16 applications submitted.
  
- Building Division staff fielded a total of 213 counter contacts and 192 telephone queries in March.
  
- The Building Division continues to observe consistency in the amount of inspection requests for March. 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 289 inspections in March and anticipates this trend to continue throughout this calendar year. This is an average of 144 field inspection(s) per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff) or 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 such as Pixar

Phase II and Pixar Village West account for an adjusted six 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**

- *Alameda County Planning Directors Meeting.* On March 19, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the Alameda County Congestion Management Agency (CMA) and Alameda County Transportation Improvement Authority (ACTIA) in downtown Oakland. It included presentations by ABAG staff on the evolving Sustainable Communities Strategy required by SB 375; and by CMA/ACTIA staff on their proposed merger, Measure B reauthorization, and Vehicle License Fee ballot measure.
- *SB 375 Greenhouse Gas Emission Reduction Target Setting Workshop.* Associate Planner Diana Keena attended this event on March 10 at Joseph P. Bort Metro Center in Oakland. The meeting was sponsored by the Association of Bay Area Governments, the Metropolitan Transportation Commission, the California Air Resources Board and the Bay Area Air Quality Management District, in response to SB 375. The topic of the workshop was emission reduction targets for cars and light trucks in the Bay Area.
- *How Cities Can Support Community Gardens Webinar.* Associate Planner Diana Keena participated in this on-line seminar sponsored by the Healthy Eating Active Living (HEAL) Cities Campaign and Public Health Law and Policy in Oakland on March 18. Ideas from the webinar went into the draft parks and recreation site programming matrix and notes for a zoning ordinance use classification discussion.
- *Senate Bill 1608 – Certified Access Specialist Program (CASp).* This Senate bill requires local agencies to hire or retain a certified access specialist (CASp) by July 1, 2010. The Chief Building Official is in the process of interviewing consultants to temporarily augment our existing plan check and inspection staff to comply with the State mandate. The certified access specialist must provide consultation to the local agency, permit applicants, and members of the public on compliance with state construction-related accessibility standards. By January 1, 2014 the City must hire and retain “sufficient” numbers of CASp inspectors, as defined by the Chief Building Official, to conduct permitting and plan check services relative to new construction and tenant improvements. If a local agency employs or retains two or more certified access specialists, at least one-half of them must be building inspectors. SB 1608 allows the City to charge a “reasonable hourly rate” for plan check, permits, and/or

inspections to offset the cost of this service. This service can be contracted with a code consultant.

- *Permit Tracking System.* Implementation of our new permit tracking system, CRW's TRAKiT, has begun. Staff is meeting regularly internally and with the CRW team to assess our workflow and how to integrate the software. Full-day meetings were held in City offices with CRW representatives on March 11 and 25, and another is scheduled for April 8. In April and May, CRW will be configuring the system to meet our requirements, with the initial deliver scheduled for early June. This will be followed by two months of testing and "fine tuning" before the system "goes live" in late August or early September.
- *U.C. Berkeley Class Presentation.* On March 4, the General Plan Project Manager gave a presentation on the Emeryville General Plan at a UC Berkeley architecture and city planning class called "Listening to the City".
- *AgeSong Tour.* On March 10, staff participated in a special tour of the new AgeSong assisted living facility organized for the Park Avenue District Advisory Committee.
- *Office Cleanup Day.* On Friday March 5, the Planning and Building Department held its third office cleanup day following successful previous efforts in June and October, with the focus again on individual work spaces. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Staff has agreed that this should be a regular event, so another cleanup day will be scheduled in the coming months.

#### **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	13	16	22	0	0	0	165
Plumb., Elec., Mech.	28	42	24	41	31	36	24	30	22	0	0	0	278
Fire	8	5	10	6	14	9	14	1	13	0	0	0	80
<b>MON. TOTALS</b>	51	66	48	77	61	65	51	47	57	0	0	0	
										<b>FISCAL YEARLY TOTAL</b>		523	
<b>VALUATION</b>													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	247,078	283,707	0	0	0	1,813,863
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	208,767	98,527	0	0	0	2,888,456
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	8,582,407	698,342	1,833,382	7,330,574	0	0	0	28,392,112
<b>MON. TOTALS</b>	1,382,159	2,869,940	2,155,208	2,754,005	3,433,070	8,809,380	1,688,634	2,289,227	7,712,808	0	0	0	
										<b>FISCAL YEARLY TOTAL</b>		33,094,431	
<b>FEES COLLECTED</b>													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	17,165.35	43,996.90	8,443.18	11,508.14	38,334.66	0.00	0.00	0.00	164,666.33
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	107.00	332.00	0.00	0.00	0.00	1,504.00
Technology Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.29	7,712.80	0.00	0.00	0.00	9,583.09
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	25,170.16	70,010.17	6,349.97	16,834.04	62,143.00	0.00	0.00	0.00	245,744.73
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	15,890.27	119,747.58	44,876.34	34,690.11	16,380.59	0.00	0.00	0.00	311,409.61
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	21,165.50	5,960.93	1,251.90	2,619.34	0.00	0.00	0.00	43,506.47
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	5,640.12	14,611.29	1,965.62	3,617.07	12,178.98	0.00	0.00	0.00	55,486.20
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	4,722.21	11,913.69	1,208.80	2,261.91	10,465.68	0.00	0.00	0.00	41,939.37
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	4,190.09	11,269.77	1,271.79	2,106.41	9,808.21	0.00	0.00	0.00	38,663.34
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	185.03	435.47	1,594.72	0.00	0.00	0.00	6,319.64
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	155.33	611.89	0.00	0.00	0.00	2,412.98
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	12,686.18	23,368.04	77,266.92	6,310.10	21,913.46	0.00	0.00	0.00	168,113.13
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	2,834.80	9,101.20	76,241.20	1,492.00	0.00	0.00	0.00	0.00	106,230.40
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	1,883.01	31,332.27	4,681.15	2,181.60	24,672.10	2,005.39	0.00	0.00	0.00	0.00	66,755.52
School	0.00	0.00	0.00	0.00	0.00	1,015.20	5,073.60	0.00	0.00	0.00	0.00	0.00	6,088.80
Art Public Places	0.00	0.00	0.00	0.00	22,252.80	0.00	4,720.00	0.00	0.00	0.00	0.00	0.00	26,972.80
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>	38,201.88	85,411.92	51,338.95	144,642.52	117,418.88	331,272.70	258,369.07	84,645.16	184,095.33	0.00	0.00	0.00	
										<b>FISCAL YEARLY TOTAL</b>		1,295,396	



**Planning and Building Department**

Major Development Projects

March 2010

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>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>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>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>Emery Station West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC deadlocked 3-3 on project on 1/28/10. CC approved project on appeal on 2/16/10.				CC - 2/16/10		
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 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	Building permit application submitted 8/31/09; ready to issue 3/26/10.			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>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 all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO pending.			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			

**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**  
**March 2010**

<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>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	Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal.	Geoffrey Sears Wareham Development (415) 457-4964
<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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2010**

<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> 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. Grading and site utilities permit for temporary Police station issued on November 10, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
<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	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
<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**  
**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>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 issued for four other relocated houses on January 14, 2010; TCO granted for 3 new buildings on February 12, 2010.</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**  
**March 2010**

<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 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 <sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36 <sup>th</sup> and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate 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>
<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
<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 17 residential and live-work units and a 672 square foot café/community room. Five new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Received building permit application for Ocean Avenue Townhouses on December 31, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Magnolia Terrace</b> 4001 Adeline Street UP05-12 and DR05-13	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.	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. Building permit application was approved on March 26, 2010 and is ready to issue.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295
<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

**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>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>
<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>

**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>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
<b>Emery Station Greenway</b> 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency 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.	Geoffrey Sears Wareham Development (415) 457-4964

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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>OTHER:</b>			
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<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



**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**March 2010**

<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>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