


CITY OF EMERYVILLE



MEMORANDUM

DATE: May 1, 2010

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report –April 2010

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 April meetings:

April 6, 2010:

- *I-80 Pedestrian/Bicycle Bridge.* Following a community meeting on February 24 and the unanimous recommendation from the bridge committee on March 8, the Redevelopment Agency directed staff and the consultants to focus on Alignment #3 and eliminated the other two alignments. Alignment #3 is the more northerly alignment that allows for a variety of bridge designs and includes a viewing platform on the west side overlooking the Bay.
- *Firearms and Ammunition.* On March 2, the Council had approved a 45-day moratorium on the establishment of firearms and ammunition retailers, and introduced an ordinance stipulating licensing regulations. Second reading of the ordinance stipulating licensing regulations was held at the March 16 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. Final passage of the modified ordinance occurred at the April 6 meeting. The moratorium was also extended to a total of one year at the April 6 meeting. Meanwhile, a companion Zoning Ordinance amendment was developed and was considered by the Planning Commission on April 22 (see below). It will be brought to the Council for first reading on May 18.
- *Urban Forestry Ordinance.* On March 16, the Council had 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 occurred at the April 6 Council meeting.
- *Time Extensions for Planning Permits.* On March 16, the Council had 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 occurred at the April 6 Council meeting.

April 20, 2010:

- *Ocean Lofts Permit Extension.* The Council considered a request for a second extension of planning permits to construct a two-unit residential project at 1258 Ocean Avenue. The Council considered whether the existing single-family residence could be demolished as it was creating blight. Staff pointed out that the current ordinance regarding demolition of a single-family residence would need to be amended before the Council could approve such a demolition. The item was thus continued to allow staff time to amend the relevant ordinance allowing demolition of a single-family residence prior to issuance of a building permit for the replacement structure. Introduction of the ordinance amendment is tentatively scheduled for the June 1 Council meeting, and the permit extension request is tentatively scheduled for June 15.
- ***Planning Commission.*** The Planning Commission considered the following items at its April 22 meeting:
 - *Parks and Recreation Strategic Plan.* The Commission held a study session to review the status of the Parks and Recreation Strategic Plan to implement the General Plan Parks, Open Space, Public Facilities and Services policies, and to discuss which recreational activities should be supported in which existing and future parks and recreational facilities. After hearing public comments, the Planning Commission commented on the Needs Assessment and parks-activities matrix and provided recommendations for the plan.
 - *Fire Station #2.* Consideration of a conditional use permit and design review to rebuild Fire Station #2, located at 6303 Hollis Street, was continued because staff learned that four street trees were proposed for removal, and this was not included in the legal notice for the project.
 - *Firearms and Ammunition Ordinance.* The Commission considered a Zoning Ordinance amendment to add an article concerning sale of firearms and ammunition and making related modifications to the Interim Zoning Regulations. This ordinance would apply city-wide, and would restrict the sale of firearms and ammunition to the IND Industrial zone north of 65th Street. The Commission unanimously recommended that the City Council approve the amendments. The item is scheduled for the May 18 Council meeting.
- ***Zoning Update Steering Committee.*** The April 27 meeting was cancelled. The next meeting will be on May 25 at 6:30 pm, and will focus on design guidelines and parking regulations.
- ***Park Avenue District Advisory Committee.*** The Committee did not meet in April. Its next regular quarterly meeting will be on May 12.
- ***Transportation Committee.*** At its April 27 meeting, the Committee discussed an application for a weekly farmers market on Haven Street and had a number of concerns. Staff is meeting with the applicant to work out a solution. The Committee directed staff to notify the adjacent occupants before the City Council considers the item on May 18. The Committee also

recommended placing a motorcycle parking area on 62nd Street, replacing one car parking space.

- ***Bicycle/Pedestrian Advisory Subcommittee.*** At the April 5 meeting of BPAC the committee heard a presentation by the Director of Planning and Building clarifying the traffic analysis for the EmeryStation West project. The committee also learned that Oakland is currently working on updating its bicycle plan, after which the cities can coordinate on bicycle facilities for Hollis Street, south of 40th. The committee learned about various Bike to Work day activities and how to get involved. (Bike to Work Day is Thursday, May 13).
- ***Community Events Committee.*** At the April 14 meeting, the committee reviewed and approved two applications for weddings at Marina Park. The committee also discussed potential conflicts between the Sidewalk Vendor and Catering Trucks code sections and the Administrative Instruction for Community Event Permits; clarifications were suggested, and draft changes to the code will be brought back for review. The application for a weekly farmers market was further discussed in preparation for its review at the Transportation Committee.

II. Planning Division

- ***Development Coordinating Committee.*** The regular meeting of the Development Coordinating Committee scheduled for April 14 was cancelled because all major projects currently being processed have already been reviewed by DCC. The next regularly scheduled meeting will be on May 12.
- ***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 59th Street; and Heritage Square Garage, Horton Street at 62nd 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 62nd and Horton Streets, was approved by the City Council on February 16. At the request of the chair of the Bicycle/Pedestrian Advisory Subcommittee, this item was put on the April 5 BPAC agenda to clarify the methodology used in the traffic report prepared for the project (see above). LSA Associates' sub consultant Bill Burton of AECOM prepared a clarification memo and attended the meeting to answer Committee members' questions.
 - *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 59th Streets was approved by the City Council last May. A building permit application was submitted in December; Planning Division staff reviewed and commented on the construction drawings. A resubmittal for a second round of plan check was received on April 16, and is being reviewed by Planning staff and other departments to ensure that all comments have been adequately addressed prior to issuance of a building permit.

- *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 64th and Christie building and the Shellmound building have been submitted. These buildings constitute Phase I of the Planned Unit Development (PUD) approved by the City Council in August 2008. The PUD includes 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office. Staff met with the applicant on April 27 to review revised plans for the 64th and Christie building, which now consists of approximately 190 affordable residential units in a five-story structure. This is tentatively scheduled for a Planning Commission study session on June 24, a Commission public hearing on August 26, and City Council consideration of approval on September 21.

- *East BayBridge Shopping Center.* Design review for the conversion of the former Expo Design Center building at 40th and Horton Streets into a new Target store was approved on February 19. Target is now working with Oakland to obtain a building permit, and anticipates an opening date in July 2011. Meanwhile, on April 21, staff met with Catellus, the owners of the East BayBridge center, to discuss a possible free-standing restaurant of about 4,000 square feet at the southwest corner of 40th and Horton Streets, in the Target parking lot. Staff is coordinating with Oakland staff on the processing of this potential project.

- *Fire Station #2, 63rd 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 June 24, 2010. As noted above, the item was continued from the April 22 Commission meeting in order to include the removal of four street trees in the legal notice for the meeting.

- *Krubiner Prefabricated House, 5507 Beaudry Street.* On February 28, 2008, the Planning Commission approved a conditional use permit, design review, and front setback variance to construct a 2,053 square foot prefabricated single-family residence on a 2,940 square foot vacant parcel. The building will consist of modules, constructed in a factory that will be trucked to the site and assembled in one day. A building permit application was received on February 23, 2010; Planning staff has reviewed the plans and issued comments. Building Division staff met with the applicant twice in April to discuss the project.

- *Maz Building.* On April 22, staff met with the owners of this old commercial building at 3800 San Pablo Avenue to discuss possible uses under the new General Plan and Interim Zoning Regulations.
- *5701 Hollis Use Permit.* On March 26, 2009, the Planning Commission approved a conditional use permit and design review to allow office, laboratory and other commercial uses in an existing approximately 11,300 square foot building at the northwest corner of Hollis Street and Stanford Avenue. The project includes a land swap of the City-owned parking lot on Stanford Avenue for additional Greenway width between Stanford Avenue and Powell Street. On April 26, staff met with the building owners to discuss the details and begin effectuating the land swap.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *Ms. Wally's Cafe, 4336 San Pablo Ave.* A minor sign application for a temporary banner was approved on April 19, 2010.
 - *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 sign permit application to display four "Coming Soon" banners, one on each side of the building, for 45 days was approved on April 26, 2010.
 - *Francesca's, 5659 Bay Street.* A minor sign permit application for a wall sign, blade sign, awning sign, and two window graphics was approved on April 23, 2010.
 - *Subdivisions*
 - *Parcel Map Application, 1001 42nd Street.* An application to merge five parcels into three was submitted June 10, 2008. The applicant is considering re-drawing the proposed parcel lines so as to make the new properties viable. Staff is waiting on the applicant's decision (pending).
 - *Code Enforcement:*
 - *DeNoise, 1501 Powell Street.* The business owner has agreed to remove the largest sign violation, and staff is working with the owner on the remaining signs (pending).
- ***Advanced Planning Projects.***
 - *General Plan.* Copies of the adopted General Plan were distributed to members of the Steering Committee, the Planning Commission and City Council. A letter of appreciation,

signed by the Mayor, was sent to all Steering Committee members who participated in the development of the Plan. On April 27 news was received that the Emeryville General Plan has won an Award of Merit from the American Planning Association, Northern California Section, in the category of Outstanding Planning: Comprehensive Planning, Small Jurisdiction. The awards ceremony, to be attended by staff, consultants, and the former Steering Committee Chair and Vice Chair, will be held in San Francisco on May 14.

- *Housing Element.* On April 29 project staff had a telephone conference with the State reviewer at the Housing and Community Development Department to check on the review of the revised draft Housing Element. The reviewer said that several minor adjustments are needed to get a certification sign-off as part of HCD's anticipated May 24 response letter. Staff is completing these edits. Once this letter is received from HCD the final Housing Element will be prepared for review and adoption by the Planning Commission on June 24, by the City Council on July 20, and resubmission to the State for certification.
- *Zoning Update.* Staff continues to review draft sections of the zoning regulations provided by consultants. In April the sections on code administration, parking regulations, and land use classifications were under review.
- *Design Guidelines.* Staff and consultants reviewed Steering Committee comments on the Design Guidelines from the February Steering Committee meeting.
- *Pedestrian and Bicycle Plan.* On April 2 staff held a pre-proposal conference for interested firms. Representatives from six firms attended. The due date for proposals was April 16. Two proposals were received.
- *Parks and Recreation Strategic Plan.* Staff notified interested parties and updated the web page about the April 22 Planning Commission study session, and set a schedule for bringing a draft plan to the Planning Commission on July 22 and to the City Council on August 17, before the Capital Improvement Program is completed. Staff met with the consultants, MIG, to discuss the status of the plan on the afternoon of April 22, prior to the Planning Commission study session.
- *Census 2010.* The Planning and Building Director made announcements at both City Council meetings in April urging Emeryville residents to return their Census forms. "Census Day" was April 1. The Census Bureau has established Tuesday, April 27 as the cut-off day for returning forms. After that, while mailed-in forms will still be accepted, enumerators will be sent to households that have not responded. According to the Census Bureau website Emeryville's response rate as of April 27 was 63%, compared with 68% for Oakland, 72% for Berkeley, 72% for Alameda County, and 71% for California. The national average is 72%, which is the same as for the 2000 Census. Approximately 2,300 households in Emeryville have not returned their Census forms; these can expect visits from Census enumerators and are encouraged to cooperate with them to ensure a complete and accurate count for our community. All information given to the Census Bureau is completely confidential.

- *Powell Streetscape Study.* Staff met with our urban design consultants, WRT, on April 23 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 scheduled for June 15.
- *Traffic Facilities Fee Update.* A presentation by Rob Rees of Fehr and Peers on options for updating the City's Traffic Facilities Impact Fee so that it conforms to the new General Plan's multi-modal policies is scheduled for the June 15 City Council meeting.
- *Sustainable Transportation Plan.* Staff reserved the Middle School on 61st Street for an open house on Monday May 17 from 4:30 to 7:30 pm, updated the web page to show the new location, and sent a post card design to the printer.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is tentatively scheduled for July 20.
- *I-80 Bicycle Pedestrian Bridge.* On April 27, Mayor Atkin and city staff hosted a bus tour for representatives from the offices of Senators Boxer and Feinstein and Congresswoman Lee, in order to familiarize them with the project and to encourage them to consider the project for Federal funding.
- *South Bayfront Pedestrian-Bicycle Bridge.* Public Works staff and Biggs Cardosa Associates, Inc. have submitted drawings for a building permit, which Planning staff is reviewing. A proposal for historical interpretive signage, illustrating what existed on and around the site 100 years ago, is also being developed.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 65th, 59th, 53rd, and 45th Streets after review by the Bicycle Pedestrian Advisory Committee and is working to put together an order for new signs.
- *9th Street/Greenway Connection.* Our staff is participating in Berkeley's design of the bike path connection between our Greenway and the 9th Street Bicycle Boulevard. Design work by Alta Planning + Design is expected to be finished this summer, with completion of the path by summer 2011.
- *Water-Efficient Landscape Ordinance.* Staff drafted a short ordinance and a more detailed companion document for staff review.
- *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.
- *Art in Parks.* Staff toured city parks with the Public Art Committee secretary, looking for parks that are visible from high-volume streets.

- *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, a zoning amendment to establish location and operational criteria for sale of firearms and ammunition was considered and approved by the Planning Commission on April 22. First reading of the ordinance by the City Council is scheduled for May 18 with final passage on June 1. Under the proposed ordinance, firearms and ammunition sales will require a conditional use permit, will be restricted to the IND Industrial zone, and must be located at least 200 feet from any area zoned for residential use, 500 feet from any other similar business, and 1,000 feet from any public park, religious institution, or elementary or secondary school. This effectively limits them to an area north of 65th Street between the railroad and Greenway.
- *Farmers Market.* Staff sent a letter to Besler Building and Fisher Body Building occupants regarding the proposed Thursday farmers market on Haven Street.
- *Priority Development Area Survey.* Staff completed a survey from the Association of Bay Area Governments about Priority Development Areas, for use in developing a Sustainable Communities Strategy as required by SB 375.
- *Affordable Housing Set Aside Ordinance.* On April 7, staff met internally to discuss possible amendments to the affordable housing requirements of the Zoning Ordinance to comply with recent court decisions.
- *North Hollis Utility Undergrounding.* Staff met with Councilmember West on April 8 to brief her on the history of utility undergrounding in the city, and the various options for undergrounding in the North Hollis area.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the tenth month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. The month of April 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 April a total of 52 permits have been issued, based on a total valuation of \$2.2 million and generating \$135,450 in fees. During the same period, 313 inspections have been conducted, of which 209 (about 66%) were related to major projects, and 104 (about 34%) were ongoing routine inspections such as tenant improvements, and remodels, including residential, field staff consultations and code enforcement.
- ***Major Projects.*** A temporary certificate of occupancy for National Holistic Institute at 1290 59th Street was issued on April 21. 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), Courtyards at 65th Street (construction defects) and City of Emeryville Police Station temporary buildings. The Building Division anticipates several new development projects in fiscal year 2010-2011 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.

- ***Customer Feedback Questionnaire.*** The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of April, the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Planning and Building staff were directed to continue to solicit feedback from applicants conducting business at the front counter.

- ***Pre-Submittal Meetings.*** 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 April 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.
 - *Relay Health* – 6475 Christie Avenue; tenant improvements.
 - *Marshalls* – 5795 Christie Avenue; tenant improvements, disabled access.
 - *Liquid Sugar* – 1269 66th Street; Buildings C and D construction defects.
 - *Courtyards at 65th Street* – 1465 65th Street; Phase 4, 5, 6 and 7 construction defects.
 - *Bayer CMF Building* – 1403 Stanford Avenue; replace lighthouse equipment.
 - *Gracenote* – 2000 Powell Street, 15th floor; tenant improvements.
 - *Bessler Building #212* – 4053 Harlan Street; remodel live-work unit.
 - *Single-family Residence* – 5507 Beaudry Street; modular home.
 - *Avalon* – 3850 San Pablo Avenue; PV solar system.
 - *Bayer CMF and PDU* – 1403 Stanford Avenue; tenant improvements.
 - *Fire Station #2* – 63rd and Hollis Streets; conceptual plan review with departments.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in April for the following projects:
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility, seismic, and tenant improvements.
 - *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 59th Street; seismic upgrade and tenant improvements.
- **Projects Under Construction.** Construction is proceeding on the following major projects:
 - *Clif Bar* – 1400 65th Street; tenant improvements of approximately 59,000 square feet in Emery Tech building including office, gym, café, and child care.
 - *National Holistic Institute* – 1290 59th Street; tenant improvement, seismic upgrade; photo-voltaic solar system. Temporary certificate of occupancy (TCO) issued on April 21.
 - *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.
- **Projects Completed or Nearing Completion.** 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 April:
 - *Glashaus Cleaners* – 6462 Hollis Street; tenant improvements (CO)
 - *Insight* – 3960 Adeline Street; tenant improvements (CO)
 - *National Holistic Institute* – 1290 59th Street (TCO)
- **Fast Track Plan Check.** The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In April, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 10 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 8 applications submitted.
- **Contacts and Inquiries.** Building Division staff fielded a total of 180 counter contacts and 140 telephone queries in April.
- **Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for April. 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 313 inspections in April and anticipates this trend to continue throughout this calendar year. This is an average of 156 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 7 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.

- **Daily Staff Discussions and Coordination.** 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

- **Emeryville's Population.** On April 29, the State Department of Finance Demographic Research Unit released their official 2010 population estimates for California cities and counties. These estimates are prepared every year by May 1, even in years when the Census is taken, and are as of the previous January 1. Our "official" population, as of January 1, 2010, is now **10,227**, an increase of about 131 people since last year. According to DOF, we have 6,212 housing units, of which about 434 are vacant, and our average household size is 1.758 persons. Our population growth slowed a bit, and was only about 1.3% compared with 3.9% last year, which put us at number 22 in the Bay Area. The fastest growing city in the region was Oakley, at a rate of 3.3%, followed by San Ramon and Sebastopol. When the 2010 U.S. Census data is released later this year, it will be interesting to see how the actual Census count, as of April 1, 2010, compares with the State's estimate for January 1, 2010.
- **American Planning Association National Conference.** The Planning and Building Director and General Plan Project Manager attended the annual conference of the American Planning Association in New Orleans on April 10-13. This annual event of the national professional planning organization brings together over 5,000 planners from throughout the United States and other countries to discuss issues of mutual concern and to share the latest information on myriad topics related to city planning. Highlights of the conference included:
 - An Opening Session featuring Senator Mary Landrieu, Secretary of Housing and Urban Development Shaun Donovan, and Renee Jones-Bos, ambassador of the Netherlands to the United States. They spoke about the continuing recovery of New Orleans and Louisiana following Hurricane Katrina almost five years ago, in close partnership with the Dutch, who have been living below sea level for 1,000 years and seem to have perfected the techniques.

- An “orientation tour” and “mobile workshops” to get the lay of the land and view New Orleans’s ongoing recovery efforts. In some neighborhoods it looks like Katrina happened yesterday, in some there is virtually no evidence of it, while in others we were informed that what looks like hurricane damage is “just blight”.
- The annual planning directors’ breakfast, where planning directors from all over the nation can socialize and learn about each other’s issues, and hear talks from the planning directors of the host cities for this year’s conference (New Orleans) and next year’s conference (Boston).
- The annual awards luncheon at which citizens, planners, and public officials were recognized for outstanding achievements.
- Mobile workshops to view a relatively pristine wetland by paddling a canoe through a bayou next to alligators, and to “Cajun Country” in central Louisiana to experience “Cajun Flavored Eco-Cultural Tourism”.
- Sessions on Post-Katrina Planning in New Orleans with a panel of local citizens who were closely involved in the efforts; and on the New Orleans 21st Century Master Plan, featuring the consultants who worked on the plan and facilitated by New Orleans planning director Yolanda Rodriguez.
- Most sessions were good for “CM” (certification maintenance) credits, which are required for planners to retain their AICP (American Institute of Certified Planners) credentials, including a session on “A Bull Market for Wetlands”, which covered the required credits in law.
- ***Alameda County Planning Directors Meeting.*** On April 23, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Albany. It included an overview of land use projects and policies in Albany; a brief round-table discussion on activities in each city; a report back on the April 22 ABAG General Assembly Summit; information on the status of the Sustainable Communities Strategy required by SB 375; and information on the upcoming Regional Advisory Working Group meeting on April 28.
- ***Air Quality CEQA Guidelines Update.*** Associate Planner Diana Keena attended this workshop on April 16 at the Alameda County Board Chambers in Oakland. The Bay Area Air Quality Management District (BAAQMD) discussed proposed CEQA (California Environmental Quality Act) Guidelines, which set strict new environmental review thresholds for greenhouse gas emissions and diesel pollutant risk. The workshop described tools to help planners determine whether projects could have significant air quality impacts or could be exempt from CEQA. BAAQMD staff also discussed cities’ preparation of greenhouse gas reduction strategies and diesel pollutant risk reduction plans. The BAAQMD Board will consider the new significance thresholds at a public hearing on June 2.

- **2007 Economic Census Workshop.** Director of Planning and Building Charles Bryant and Associate Planner Diana Keena attended this workshop on April 30 at Joseph P. Bort Metro Center in Oakland. Census Bureau staff discussed how economic census data are classified and published, what annual and quarterly business surveys are available, and how to access the data.
- **Building Occupancy Resumption Program (BORP) Update.** The Building Division, City Attorney's Office, and Fire Department representatives met with Mr. Fred Turner of California Structural Engineers to review Novartis's proposed post-earthquake program. The BORP pilot program proposal would allow Novartis, under the City of Emeryville's Building Division and Fire Department supervision and agreement, to designate licensed structural engineering consultants to provide post-disaster assessment for building "N". Valuable input from Mr. Turner indicated that establishing this type of program would enhance City inspection staff logistics and provide the City with a relative comfort level of having assigned structural engineering personal available in the event of an earthquake. The business owners would also benefit as a result of expedited service to identify structural, health, and safety deficiencies, resulting in anticipated occupancy resumption. The City and County of San Francisco has 100 such agreements in place already with other businesses reviewing this option. The City Attorney's Office, Fire Department, and Building Division staff have tentatively agreed to this proposal in concept, with some modifications still necessary, and will meet again prior to an agreement with Novartis. The perceived challenge for many local businesses would be the cost of creating the BORP plan itself, which is estimated in the range of \$10,000 for development of the plan, retention of structural engineers, etc. However, the Chief Building Official may consider subsidizing costs such as reducing review fees for future proposals.
- **Christie Park Towers, 6150 Christie Avenue.** Building permits for concrete indicator piles, pile caps, underground utilities, slab on grade and foundation only were originally approved in November, 2000. Construction proceeded at that time with piles driven under the initial "foundation only" approved design. Concurrently the structural portion of the building design was under review for a complex structural analysis which did not comply with the California Building Code (CBC). During the multiple cycles of plan review, the project was foreclosed by the lender, but the "foundation only" permit remained active. During November 2004, under new ownership, a demolition permit was issued to remove previous construction work except the concrete piles. Subsequently a conditional building permit was issued in March 2005 limiting construction to foundation only while easement and property line issues were resolved between the owner, Emery Park LP, the adjacent property owner, TMG, and the City. The project's slow moving activity under 2001 CBC provisions for active permits allows the applicant to request minimal inspections (i.e. pile cap forms) at 180 day intervals for the permit to remain active, in addition to requesting a permit extension due to circumstances beyond the control of the applicant. As a result of the unstable economy, Emery Park LP now has decided not to continue development of this project. The Building Division has received and granted a request for reimbursement of 80% of building permit fees which were previously paid on May 4, 2004. The fees were refunded on April 21, 2010, and the project building permit is now considered null and void.

- **Cost Recovery.** Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on April 28 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- **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. A full-day meeting was held in City offices with CRW representatives on April 8 to transmit workflow information to CRW and to review the conversion of existing data into the CRW system. In April and May, CRW is 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 early September.
- **Website Update.** The department’s website has been updated with information on the Parks and Recreation Strategic Plan, the Sustainable Transportation Plan, and the updated Zoning Code, including the Interim Zoning Regulations.
- **Coordination of Building Permit Plan Check Process.** On April 6, Planning and Building staff met with Public Works and the City’s ADA Coordinator to discuss how best to coordinate the review of building permit plans in order to enhance and further streamline the City’s plan check process.
- **Bike to Work Month Kick-Off.** May is Bike to Work Month, and Planning and Building staff participated in a “kick-off” pizza lunch on April 30 to organize teams as part of the regional “Team Bike Challenge” cosponsored by the City of Emeryville, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District, Caltrans, the Bay Area Bicycle Coalition, Kaiser Permanente, Clif Bar, REI, and many others. Four teams have been formed and include the Directors of Planning and Building, Public Works, and Economic Development and Housing as well as staff members from those departments and Community Services, Human Resources, Finance, Information Technology, and the City Attorney’s Office. Collectively, these four teams constitute the “City of Emeryville Team”. We will all be logging our miles during the month of May and competing with other teams from throughout the region for fabulous prizes as well as fame and glory.

V. Status of Major Development Projects

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

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
PERMITS ISSUED													
Building Permits	15	19	14	30	16	20	13	16	22	16	0	0	181
Plumb., Elec., Mech.	28	42	24	41	31	36	24	30	22	27	0	0	305
Fire	8	5	10	6	14	9	14	1	13	9	0	0	89
MON. TOTALS	51	66	48	77	61	65	51	47	57	52	0	0	
											FISCAL YEARLY TOTAL	575	
VALUATION													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	247,078	283,707	374,070	0	0	2,187,933
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	208,767	98,527	148,339	0	0	3,036,795
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	1,655,572	0	0	30,047,684
MON. TOTALS	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	2,177,981	0	0	
											FISCAL YEARLY TOTAL	35,272,412	
FEES COLLECTED													
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	10,889.91	0.00	0.00	175,556.24
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	107.00	332.00	103.00	0.00	0.00	1,607.00
Technology Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.29	7,712.80	2,177.98	0.00	0.00	11,761.07
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	16,628.58	0.00	0.00	262,373.31
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	17,770.95	0.00	0.00	329,180.56
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	1,503.21	0.00	0.00	45,009.68
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	3,414.35	0.00	0.00	58,900.55
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	2,477.74	0.00	0.00	44,417.11
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	2,434.13	0.00	0.00	41,097.47
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	185.03	435.47	1,594.72	425.64	0.00	0.00	6,745.28
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	155.33	611.89	169.01	0.00	0.00	2,581.99
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	5,863.67	0.00	0.00	173,976.80
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	71,575.48	0.00	0.00	138,331.00
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
MON. TOTALS	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	135,433.65	0.00	0.00	
											FISCAL YEARLY TOTAL	1,430,830	

Planning and Building Department

Major Development Projects

April 2010

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session on master plan 5/28/09. City and EUSD collaborating on environ review.						
Arts and Cultural Center 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 10/23/08. CC approved strategic plan 6/2/09.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail 14,100 s.f.; 142-room hotel	PC study session on new design 8/23/07. CC study session 9/4/07.						
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	PC recommended extension of DA on 7/23/09. CC passed DA ordinance on 9/1/09.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Permits for site remediation issued 10/2/08. PC approved CUP for temp PD HQ on 7/23/09.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 210 units "Shopkeeper units" - 7 units	FDP application submitted 10/1/08. PC study session on revised design 6/24/10.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
Emery Station West @ Transit Ctr 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		
Ambassador Housing 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	
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	PC recommended approval 12/11/08. CC approved 1/20/09; valid for two years.					CC - 1/20/09	
Papermill Project 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	
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	PC rec approval 11/15/07; CC approved 12/4/07. Oakland PC approved 1/16/08.					CC - 12/4/07	
Bakery Lofts Phase IV 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	
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved 12/14/06. PC approved second 1-year extension 12/11/08.					PC - 12/14/06	

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Baker Metal Live-Work 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			
Emery Station Greenway 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			
Magnolia Terrace 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			
Christie Park Towers 6150 Christie Avenue	Residential - 43 units Live-work - 17 units	Building permit issued 3/30/05; fees partially refunded 4/21/10; building permit expired.			PC - 6/26/03			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Foundation permit issued 5/19/09. Superstructure permit issued 8/21/09.			CC - 1/20/09			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. TI permit for Lanesplitter Pizza issued 8/27/09.			CC - 3/6/07			
Oak Walk Mixed Use Project 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			
1401 Park Avenue SE Park Avenue & Holden St.	Residential - 43 units Live-work - 11 units	Partial TCO issued 12/12/07. TCO for final phase issued 2/1/08. Final CO pending.			PC - 12/12/02			

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
April 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>
MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 59 th and Horton Streets (“Mound” site north of Amtrak Station), and 62 nd and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 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
Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
Bay Street - Site B Shellmound/Powell/railroad	Department store and public parking garage.	Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
Marketplace Redevelopment Phase I – 64 th and Christie Building, Southeast corner of 64 th Street and Christie Avenue FDP08-02	Approximately 210 residential rental units and 7 ground floor “shopkeeper” units in a six-story building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Demolition permit application for existing buildings at 6340 and 6390 Christie Avenue submitted on October 20, 2008. Planning Commission study session on revised plan tentatively scheduled for June 24, 2010.	Denise Pinkston TMG Partners (415) 772-5900
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
MacArthur San Pablo Mixed Use 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 th 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.	Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
<p>Gateway @ Emeryville 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>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.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p>Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06</p>	<p>Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.</p>	<p>Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41st Street relocated to new location at corner of Adeline & 40th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41st 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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
RESIDENTIAL AND LIVE-WORK PROJECTS:			
Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009.	Amir Massih Archstone Smith (510) 235-1170
39th and Adeline Residential Project East side of Adeline Street between 39 th Street and Yerba Buena Avenue UP06-12 and DR06-19	Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.	Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
Ambassador Housing 36 th & 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 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission 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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
1401 Park Avenue (Electro Coatings) UP02-18, DR02-26, VAR02-5	Construction of six-story building containing 43 residential units and 11 live-work units, with a café on the ground floor. Two floor garage will contain 83 parking spaces. Site is former Electro Coatings chrome plating plant. Brick facade of former building will be retained and incorporated into design. Contaminated soil will be removed.	Approved by Planning Commission on December 12, 2002. On February 1, 2005, the Redevelopment Agency approved Owner Participation Agreement to assist financially with below market rate units. New building permit application received March 21, 2005. Demolition of concrete slab is complete. LMA has sold project to Prometheus. Foundation only permit issued December 23, 2005. Demolition permit for remainder of old foundation issued January 9, 2006. Issued superstructure building permit on June 22, 2006. Construction is nearly complete. Partial TCO issued on December 12, 2007. TCO for final phase issued on February 1, 2008. Final CO pending.	Prometheus Mike Petouhoff (650) 596-6365
Baker Metal Live-Work 1265 65 th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room. Five new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Received building permit application for Ocean Avenue Townhouses on December 31, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 st Street, and conversion to five independent living units for people with developmental disabilities.	Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009. 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
4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45 th 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
Status of Major Development Projects - City of Emeryville
April 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>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Christie Park Towers 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. Owner requested to withdraw the building permit; building permit fees partially refunded April 21, 2010. Building permit expired.</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
April 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>
OFFICE/HIGH TECH PROJECTS:			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.	Tom Carlisle Pixar Animation Studios (510) 752-3333
Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009.	Geoffrey Sears Wareham Development (415) 457-4964

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
OTHER:			
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 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
Flatiron Building 3645 San Pablo Avenue UP05-09, DR05-09	New retail building on former "Jug Liquor" site.	Planning Commission study session held August 24, 2006. Project requires General Plan Amendment (GPA) for floor area ratio. Planning Commission approved on January 25, 2007; approval valid for two years. City Council approved GPA on March 6, 2007. Submitted building permit application on October 16, 2008. Issued shell permit on May 1, 2009. Issued T.I. permit for Lanesplitter Pizza on August 27, 2009.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354

Planning & Building Department
Status of Major Development Projects - City of Emeryville
April 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>
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Planning Commission public hearing scheduled for May 27, 2010.	Margaret O'Brien Public Works Department (510) 596-4336