


CITY OF EMERYVILLE



MEMORANDUM

DATE: July 1, 2010

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – June 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 June meetings:

June 1, 2010:

- *South Bayfront Pedestrian/Bicycle Bridge.* The Council approved Requests for Proposals for a General Contractor and for a Construction Manager for construction of the bridge.
- *Novartis Noise Waiver.* The Council approved a noise waiver for evening and weekend work in August at the CMF building on Horton Street on the Novartis campus.

June 15, 2010:

- *Building Services Consultant Contract.* The Council approved a contract with West Coast Code Consultants (WC³) for the next two fiscal years to continue to provide Building Division consulting services, including plan check, building inspection, and office support.
 - *Pixar Noise Waiver.* The Council approved an extension of Pixar’s existing noise waiver that allows Saturday construction at Pixar Animation Studios between 8:00 a.m. and 5:00 p.m. on all Saturdays between June 20, 2010 and December 19, 2010 for construction of the Phase II building.
 - *Planning Commission Appointments.* The Council reappointed John Scheuerman for another 3-year term, and appointed Vanessa Kuemmerle and Steven Steinberg to replace outgoing Commissioners Jim Martin and Patti Jeffery.
- **Planning Commission.** The Planning Commission considered the following items at its June 24 meeting:
 - *Farewell to Commissioners Jeffery and Martin, and Welcome to New Commissioners.* Prior to the meeting, a reception was held in the “link” outside the Council Chambers to honor outgoing Planning Commissioners Patti Jeffery and Jim Martin, who have served

6+ years and 9 years, respectively. At the beginning of the meeting, each was honored with a special resolution of appreciation. It was announced that the new Planning Commission appointments are Steven Steinberg and Vanessa Kuemmerle. Mr. Steinberg was introduced and made remarks to the Commission; Ms. Kuemmerle was out of town and unable to attend. Both will attend their first meeting as Commissioners on July 22.

- *64th and Christie Residential Building.* The Commission held a study session to review a Final Development Plan for a 193-unit, 5-story residential building located at the southeast corner of 64th Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. It was suggested that the building massing be redesigned to eliminate the “donut” design around a central podium courtyard, and that the connection between the podium and 63rd Street be enhanced by opening up the building to bring sunlight into the courtyard. Regarding the proposed streetscape elements, the Commission was of the opinion that the sidewalk width on 63rd Street and Christie Avenue should be enlarged to a minimum of seven-and-a-half feet, as recommended by the Zoning Update Steering Committee when they approved the new Design Guidelines, and that the porch design along Christie may not be viable. The Commission did not agree with the staff recommendation to move the lobby area to the corner of 64th and Christie. Comments regarding the importance of defining the building’s southern connection to Christie Avenue Park and illustrating this connection in a drawing that shows both the apartment building and a future park layout were made. In addition, a roof garden as a possible amenity was mentioned and redesign of podium landscaping to enhance useable space and enhance seating was recommended. The Commission thought that the east elevation needed articulation along with enhanced roof articulation. There were questions regarding the design of the loft units and it was suggested that the redesign include at a minimum closets in the bedrooms and possibly baths. Comments were also made regarding trash location and the need to facilitate trash pick-up such that it requires minimal movement of dumpsters. There were no citizen comments on this project.
- *IKEA Off-Site Warehouse.* The Commission held a study session to review a Conditional Use Permit and Design Review application to establish a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level 3) building) by IKEA to allow customers to pick up large merchandise at this site. One citizen noted that the project site was in the Office/Technology zone and said that the proposed use was not compatible and questioned the “secondary use” characterization for the proposal. The Commission unanimously agreed that the proposed signage was excessive. Doubts were expressed regarding the proposed circulation, in particular the proposed merchandise loading scheme. The Commission felt that the loading scheme needed to be studied by a traffic consultant. In addition, comments were made that a more enhanced landscaping treatment of the building site was needed including the plaza area at the corner. Comments were made regarding potential improvements along 53rd Street with possible “faux creek” treatments as identified in the General Plan. Two of the Commissioners felt that the use did not belong at the proposed location. Comments regarding potential noise issues with truck idling were also made.

- *Fire Station #2.* The Commission approved a Design Review application to rebuild Fire Station #2, located at 6303 Hollis Street. The new building will be a total of 12, 930 square feet. The first floor will include a public lobby, classroom, offices and a day room, as well as three apparatus bays. The second floor will consist of bunk rooms and a workout space. The Commission also approved the removal of seven street trees as part of the project: two on Hollis Street, two on 63rd Street, and three on the Fire Station property.
- *Housing Element of the General Plan.* The Commission approved the revised 2009-2014 Emeryville Housing Element and forwarded it to the City Council for adoption. Revisions include updated data and added information in response to the State Housing and Community Development Department (HCD) review comments.
- ***Zoning Update Steering Committee.*** The Executive Committee of the Zoning Update Steering Committee met on June 21 to prepare for the June 22 Steering Committee meeting and to discuss the changes to the schedule. The Steering Committee met on June 22. Staff indicated that a complete draft of the zoning code would not be ready to transmit to the Committee at the August meeting as previously projected. Changes to the schedule were discussed and it was decided that the Steering Committee would meet again on August 24th and then again in early December. In 2011 the Committee would meet every other month until a draft code is completed by staff and consultants. Councilmember Davis requested that a status report on the Zoning Update project be put on the next City Council agenda.

The Committee then discussed the draft Design Guidelines and the proposed regulations for parking and loading. The Committee requested some additions to the Design Guidelines include minimum dimensions for sidewalks, guidelines to mitigate wind and noise impacts, and changes to some of the images. The Committee then approved forwarding the Design Guidelines, as amended, to the Planning Commission and City Council for adoption.

Staff and consultants gave a presentation on the proposed parking and loading regulations. The Committee approved a staff proposal to create more flexible standards on the number of parking spaces required for new development. The proposal included establishing both minimum and maximum parking requirements and providing a mechanism for granting exceptions to provide less than the minimum or more than the maximum. The Committee made minor comments and completed their review of the parking and loading regulations.

- ***Park Avenue District Advisory Committee.*** This committee did not meet in June. The next quarterly meeting will be on August 18, one week later than its regular date.
- ***Housing Committee.*** On June 2 the Housing Committee reviewed the revised 2009-2014 Emeryville Housing Element. After a presentation by staff, the Committee approved the Element for forwarding to the Planning Commission and City Council for adoption.
- ***Parks and Recreation Strategic Plan Ad Hoc Committee.*** At its June 29 meeting, the committee reviewed a partial draft plan, discussed prioritization and cost modeling, directed staff to meet with the Public Works Committee in August, and decided to review the complete draft plan in September.

- **Transportation Committee.** At its June 22 meeting, the committee met the new Transportation Management Association manager Peter Oswald of Gray-Bowen. Mr. Oswald outlined ideas for the Emery Go-Round, including improved signs and bus stops. The Committee recommended a “Keep Clear” zone northbound on Shellmound at the Powell Street Overcrossing to facilitate the emergency exit of vehicles at the temporary police station there. The committee also recommended painting the curb on Hollis between 65th and Ocean, south of the red zone there, with one yellow loading space and the rest green, to limit parking times to two hours. A request for a disabled parking space was continued as more information was needed.
- **Bicycle/Pedestrian Advisory Subcommittee.** At its June 7 meeting, the subcommittee recommended “sharrows” or bike lanes and a cross walk on Hollis Street south of 40th (in response to an Oakland proposal); “cross traffic does not stop” signs on 62nd, 63rd and 64th streets crossing Doyle; and in-pavement reflectors to keep drivers from cutting the 62nd/Overland corner. Staff provided a recap of City and regional meetings.

II. Planning Division

- **Development Coordinating Committee.** The DCC met on June 9, with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Fire Departments, the City Attorney’s Office, and the City Manager discussing the following projects:
 - **IKEA Off-Site Warehouse at Level(3), 53rd and Hollis.** The DCC reviewed a proposal to establish a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by IKEA to allow customers to pick up large merchandise at this site. The City Engineer stated that a traffic report would be needed to ensure that the proposed project does not cause traffic and parking impacts, and that the study should also look at the potential for additional traffic at the existing IKEA store due to the increased capacity there. The Committee was of the opinion that there were opportunities for site improvements, particularly landscaping along 53rd Street where there are wide sidewalks and no street trees. It was suggested that the sidewalk be widened at the corner of 53rd and Hollis streets by pushing the retaining wall back by five feet so that a small plaza could be created. It was noted that there is no landscaping between the parking lot and sidewalk at the east end. As the proposal includes reconfiguring the parking areas on the site, this opens possibilities for improvements. It was noted that the frontages along 53rd and Hollis Streets would need to be ADA accessible. Public Works and City Attorney staff suggested that IKEA provide a right of way easement near the southern corner of their existing store site to allow construction of the Bay Trail at that point as well as a temporary construction easement. It was also suggested that IKEA provide any necessary easements for the construction of the South Bayfront pedestrian-bicycle bridge. Staff believed that the proposed signage was excessive, in particular the proposed billboards on the northern face of the building facing 53rd Street. As this site would not contain retail or showroom functions, any kind of information on merchandise was not needed. A comment was made that the lighting on the flagpoles should be down-lit. Staff felt that truck delivery from the warehouse to the store between 4:30 a.m. and 9:30 a.m. would

create noise impacts to the residents of Emery Bay Village, and that truck delivery should not be allowed before 7:00 a.m. on weekdays and before 8:00 a.m. on weekends.

- *Draft Parks and Recreation Strategic Plan.* The committee commented on the administrative draft partial plan, suggesting clarifying edits.
- *Draft Sustainable Transportation Plan Strategies.* The committee suggested improvements to the Emery Go-Round BART stop, bus stops at 40th and San Pablo, and AMTRAK connection to AC Transit and BART.
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *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 comments were issued by Planning staff on May 17. Planning staff received the third submittal on June 22 and is in the process of reviewing it. Just a few issues remain and are expected to be resolved soon; Planning staff hopes to be able to sign-off the permit in early July.
 - *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. Staff is awaiting the submittal of a building permit application.
 - *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. The FDP for the 64th and

Christie building, which now consists of 193 affordable residential units in a five-story structure, had a study session at the Planning Commission on June 24 (see above). A Commission decision is tentatively scheduled for August 26 and City Council consideration is tentatively scheduled for September 21. On June 28, staff met with Origins Design Group, a third-party design review firm, to discuss possible improvements to the design of the project.

- *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 by staff on February 19. The City of Oakland issued the building permit on June 25, and Emeryville Planning staff will be attending a preconstruction meeting in Oakland on July 13. 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 has coordinated with Oakland staff on the processing of this potential project, and has agreed that Emeryville will handle the Planning entitlements while Oakland will handle the building permits. This retail pad was reviewed by the Development Coordinating Committee on May 12. On June 16, staff received word from Catellus that they are ready to move forward with the project and will be submitting an application for planning approval soon.
- *Magnolia Terrace.* This five-unit residence for developmentally disabled adults is being undertaken by the Housing Consortium of the East Bay. The renovation of this former fourplex, which was relocated from 1077 41st Street to the corner of 40th and Adeline Streets as part of the Oak Walk project, was approved by the Planning Commission on April 23, 2009. A building permit application was submitted on August 31, 2009, and the permit was ready to issue on March 26, 2010. The permit was issued on June 29.
- *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 that will be constructed in a factory, 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 in April and May to discuss the project.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *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).

- *City Corporation Yard, 5679 Horton Street.* A minor design review permit application to add a roll up door and build soil containers on the east side was approved on June 28, 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).
- ***Advanced Planning Projects.***
 - *Housing Element.* Staff prepared revisions to the 2009-2014 Housing Element and Appendices documents and presented the revised Element to the Housing Committee and Planning Commission. A draft report and resolution was prepared for City Council adoption of the Element at their July 20 meeting.
 - *Zoning Update.* Staff and consultants prepared amended versions of the Design Guidelines and Parking and Loading Regulations for review by the Zoning Update Steering Committee at their June 22 meeting. Staff continues to review draft sections of the zoning regulations provided by consultants and is currently reviewing drafts of the new zoning district designations and use classifications. Staff held five internal meetings of about two hours each in June to review and discuss the draft regulations. A draft status report on the project was prepared for the July 20 City Council agenda.
 - *Design Guidelines.* Staff and consultants have incorporated modifications to the Design Guidelines as requested by the Zoning Update Steering Committee. The document will be reviewed for adoption by the Planning Commission at their July 22 meeting.
 - *Pedestrian and Bicycle Plan:* Staff worked with Alta Planning and Design on finalizing a scope of work for preparation of the Pedestrian and Bicycle Plan. A draft staff report, resolution, and Professional Services Agreement were prepared for City Council action at their July 20 meeting.
 - *Parks and Recreation Strategic Plan.* Staff reviewed the administrative partial draft plan, provided the partial draft plan to the Parks and Recreation Strategic Plan Ad Hoc Committee, and attended the committee meeting as discussed above.
 - *Powell Streetscape Study.* Staff met with our urban design consultants, WRT, on June 21 to review the status of this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road. Staff also met with Regency Centers, owners of the Powell Street Plaza shopping center, on June 29 to discuss the proposal. A City Council study session is scheduled for August 3.

- *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 August 3 City Council meeting.
- *Sustainable Transportation Plan.* Staff reviewed a summary of the May 17 open house; surveyed, photographed, and mapped bus stops; sent the bus stop information to Nelson\Nygaard, the Transportation Management Association (TMA), and Fehr and Peers (for transportation impact fee analysis); met with the Transportation Management Association Board; met with Nelson\Nygaard regarding the draft plan; and sent information to Nelson\Nygaard.
- *County-Wide Traffic Model Input.* Staff met with the Alameda County Congestion Management Agency regarding allocation of land use projections to traffic analysis zones. The CMA's draft numbers are close to the City's General Plan buildout projections, and will require only minor adjustment. Cities' comments on the CMA's numbers are due in July.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is tentatively scheduled for September.
- *I-80 Bicycle Pedestrian Bridge.* A Committee meeting scheduled for May 24 was postponed to allow the consultants to develop and present bridge type options.
- *South Bayfront Pedestrian-Bicycle Bridge.* Public Works staff and Biggs Cardosa Associates, Inc. have submitted drawings for a building permit, which Planning staff has reviewed and approved with comments. 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 in Berkeley. Design work by Alta Planning + Design is expected to be finished this summer, with completion of the path by summer 2011. City staff met with Berkeley staff on June 3 to discuss design details.
- *Water-Efficient Landscape Ordinance.* Staff met with the Assistant City Attorney to discuss the draft ordinance.
- *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 gave a map of parks to the Public Art Committee secretary, for committee discussion on July 8.
- *Significant Buildings.* This project was put on hold due to work on the Parks and Recreation Strategic Plan and the Sustainable Transportation Plan. A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the fall.
- *Bay Area Air Quality Management District (BAAQMD) Thresholds.* Staff drafted a letter to the BAAQMD Board asking the Board to reject or delay adoption of a California Environmental Quality Act (CEQA) threshold for Diesel emission exposure that would require CEQA review for all development projects near the freeways and San Pablo Avenue. The Board adopted the thresholds, but delayed implementation of the Diesel emission exposure threshold by six months, and directed its staff to help cities develop mitigation plans. Development projects that comply with these mitigation plans will not require CEQA review for that threshold.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the final month of fiscal year 2009-2010 for building permit and inspection activity, including the fiscal year totals. Also included are the fiscal year 2008-2009 building permit and inspection activity tables for comparison. The month of June continued a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced for most of the fiscal year. For June a total of 49 permits have been, based on a total valuation of \$9 million and generating \$352,600 in fees. During the same period, 280 inspections have been conducted, of which 182 (about 65%) were related to major projects, and 98 (about 35%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations, and code enforcement. For the entire fiscal year, a total of 707 permits were issued, based on a total valuation of \$48 million and generating \$1.9 million in fees, and a total of 4,082 inspections were conducted. Compared to fiscal year 2008-2009, this represents a 6% drop in the number of permits issued, a 44% drop in valuation, a 17% drop in fees collected, and a 38% drop in the number of inspections. Due to the slowing of construction activity, a decision was made last year to reduce our building inspection staff from three inspectors (one City staff and two consultants) to two inspectors (one City staff and one consultant), which was effective July 1, 2009.
- ***Major Projects.*** In June a final permit signoff for the Flatiron building and certificate of occupancy for the Lanesplitter Pizza tenant improvements were issued, both located at 3645 San Pablo Avenue. 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), Clif Bar tenant improvements at

Emery Tech, Liquid Sugar (construction defects), Courtyards at 65th Street (construction defects) and City of Emeryville Police Station renovation projects. 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), EmeryStation Greenway, EmeryStation West/Transit Center, Andante (construction defects), 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 June, the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff have been 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 June 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.
 - *Amyris* – 1355 59th Street; cold room expansion tenant improvements.
 - *Novartis Campus* – Campus accessibility improvements.
 - *Bay Street* – 5615 Bay Street; waterproofing.
 - *Novartis Building Q* – 4560 Horton Street; electrical modifications.
 - *Courtyards at 65th* – 1465 65th Street; phase 4, 5, 6, 7 and 8 construction defects.
 - *Bayer* – 1403 Stanford Avenue; tenant improvements.
 - *Pop Up* – 5688 Bay Street; tenant improvements.
 - *Trader Vic's* – 9 Anchor Drive; tenant improvements.
 - *Novartis BCB* – 6455 Christie Avenue; replace water supply system.
 - *Courtyards at 65th* – 1465 65th Street; framing repairs.
 - *EmeryStation Greenway* – 5800 Hollis Street; rough grading.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
 - *Clif Bar* – 1400 65th Street; solar water heater.
 - *Novartis Building 4* – 5300 Chiron Way; tenant improvements.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in June 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.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.
 - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
 - *National Holistic Institute* – 1290 59th Street; seismic upgrade and tenant improvements.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
 - *EmeryStation Greenway* – 5800 Hollis Street; rough grading.
- **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 improvements, 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.
 - *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.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
- **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 June:
 - *Flatiron Building* – 3645 San Pablo Avenue; restaurant building (final)
 - *Lanesplitter Pizza* – 3645 San Pablo Avenue; tenant improvements for restaurant (CO)
- **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 June, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 9 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 19 applications submitted.
- **Contacts and Inquiries.** Building Division staff fielded a total of 170 counter contacts and 215 telephone queries in June.

- **Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for June. 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 280 inspections in June and anticipates this trend to continue throughout this calendar year. This is an average of 140 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 6.5 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 West Village 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

- **Gateway Park Public Workshop.** Associate Planner Diana Keena attended a workshop on June 2 about a nine-agency plan for a park at the base of the new Bay Bridge east span. The design team presented a concept including lines of trees extending from the base of the bridge along the freeways into Oakland and up to the Emeryville border. Breakout groups expressed preference for water-side walkways, ferry and kayak landings, a freeway undercrossing, a bike café, and some wildlife habitat on the bridge peninsula, and for wetlands, gardens and basketball courts under I-880. The presentation is available at www.BayBridgeGatewayPark.org.
- **Low Impact Development Tour.** On June 9, the Planning and Building Director participated in a "Low Impact Development" (LID) tour of Emeryville organized by the San Francisco Estuary Partnership and the City's Environmental Analyst, Peter Schultze-Allen. Mayor Ruth Atkin was the keynote speaker. The tour included the AgeSong Assisted Living, Glashaus Residential, and Doyle-Hollis Park projects and featured stormwater treatment measures, Bay Friendly Landscaping, and other low impact development techniques. About 30 people from cities and agencies throughout Bay Area, as well as interested citizens and professionals, attended.
- **Grant Writing Workshop.** Administrative Secretary Ann Grice attended a two-day grant writing workshop in Sacramento on June 14-15.

- **BAAQMD CEQA Guidelines Training Workshop.** Senior Planner Miroo Desai attended a workshop in San Francisco on June 22 sponsored by the Bay Area Air Quality Management District that featured training on “URBEMIS” and “BGM” computer software. These programs are designed to allow local planners to perform preliminary screening of development projects under the new BAAQMD CEQA guidelines and significance thresholds to determine whether a full air quality analysis is required.
- **Front Counter Redesign.** Planning and Building Department staff is working with the City Manager’s Office and the Public Works Department to improve the front counter design, and to provide public access to forms and brochures and to other City information through an ADA-compliant computer monitor. A design is being developed for an extension of the existing counter, adjacent to the exterior windows and terminating next to the front door. The counter extension will match the existing counter finish work and will feature a full length tiered brochure rack adjacent to the windows for public information and handouts. The computer monitor will provide information on the Civic Center’s photovoltaic system and public access to our new permit tracking system where members of the public will be able to check the status on any planning or building permit. Grant money has been secured by the Public Works Department to help fund this project.
- **Permit Tracking System.** Implementation of our new permit tracking system, CRW’s TRAKiT, has begun. A “beta” version of the system, configured to meet our requirements, was delivered in mid-June, followed by three full days of “System Acceptance Training” for Planning and Building staff on June 16, 17, and 18. We are now in the two-month testing and “fine tuning” phase before the system “goes live” in early September. Staff is meeting regularly to compare notes and to convey corrections and enhancements to the CRW team.
- **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. Regular updates, including Planning Commission agendas and staff reports, and information on current and long-range planning projects, are ongoing.
- **Farewell to Rasha Aweiss.** This month we bid farewell to Planning Intern Rasha Aweiss who has been with us since October 2007. During this period she has worked on a variety of projects including the Local Update of Census Addresses (“LUCA”) for the 2010 U.S. Census, the Housing Element update, the Parks and Recreation Strategic Plan, updating our General Plan and Zoning maps, creating and maintaining an inventory of “significant buildings”, Bike Boulevard signage, the Water Efficient Landscape Ordinance; and a comprehensive citywide database of building addresses including both owners and tenants. Rasha has done a lot of the “behind the scenes” legwork for a number of community workshops and committee meetings, including postcards, flyers, meeting logistics, and preparation of background materials. She has also filled in at the front counter on occasion, responding to public inquiries about zoning and the General Plan. Rasha will be missed and we wish her the best of luck in their future endeavors.

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	27	16	224
Plumb., Elec., Mech.	28	42	24	41	31	36	24	30	22	27	44	31	380
Fire	8	5	10	6	14	9	14	1	13	9	12	2	103
MON. TOTALS	51	66	48	77	61	65	51	47	57	52	83	49	
												FISCAL YEARLY TOTAL	707
VALUATION													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	247,078	283,707	374,070	1,847,846	2,267,300	6,303,079
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	208,767	98,527	148,339	117,374	406,812	3,560,981
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	1,799,923	6,359,373	38,206,980
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	3,765,143	9,033,485	
												FISCAL YEARLY TOTAL	48,071,040
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	20,845.71	42,972.45	239,374.40
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	107.00	332.00	103.00	184.00	378.00	2,169.00
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	3,721.79	8,838.21	24,321.07
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	30,608.75	68,825.42	361,807.48
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	23,740.83	85,359.22	438,280.61
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	1,503.21	786.68	9,086.61	54,882.97
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	6,607.97	11,067.82	76,576.34
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	4,523.55	8,048.29	56,988.95
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	3,871.97	8,814.73	53,784.17
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	766.76	1,625.15	9,137.19
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	155.33	611.89	169.01	277.03	711.19	3,570.21
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	5,429.24	17,579.85	196,985.89
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	149.20	1,193.60	107,573.20
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	1,883.01	31,332.27	4,681.15	2,181.60	24,672.10	2,005.39	0.00	71,575.48	2,982.50	58,380.71	199,694.21
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	172.96	6,261.76
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	27,880.00	54,852.80
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	1,655.40	1,655.40
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	104,495.98	352,589.61	
												FISCAL YEARLY TOTAL	1,887,916

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL	
PERMITS ISSUED														
Building Permits	32	32	31	29	22	21	14	12	17	19	12	15	256	
Plumb., Elec., Mech.	63	48	34	48	43	37	30	13	13	25	19	31	404	
Fire	2	14	15	10	5	17	5	1	12	10	0	3	94	
MON. TOTALS	97	94	80	87	70	75	49	26	42	54	31	49		
													FISCAL YEARLY TOTAL	754
VALUATION														
Residential	2,034,067	239,738	191,125	758,018	3,080,554	254,540	11,200	11,550	103,219	51,918	46,000	73,470	6,855,399	
Sub Permits	824,805	400,932	378,763	190,016	272,744	210,867	150,766	9,801	253,388	159,054	2,000	496,670	3,349,806	
Commercial	10,763,192	35,317,045	6,162,434	7,946,703	3,948,996	1,996,767	3,694,890	352,814	515,263	1,616,681	865,754	1,539,781	74,720,320	
MON. TOTALS	13,622,064	35,957,715	6,732,322	8,894,737	7,302,294	2,462,174	3,856,856	374,165	871,870	1,827,653	913,754	2,109,921		
													FISCAL YEARLY TOTAL	84,925,525
FEES COLLECTED														
General Plan	68,962.06	184,049.47	34,273.67	45,934.43	34,914.60	12,841.70	20,853.32	1,834.33	3,203.82	8,811.89	4,657.13	10,564.18	430,900.60	
Building Standards Admin.	0.00	0.00	0.00	0.00	0.00	0.00	190.00	24.00	40.00	92.00	47.00	105.00	498.00	
Building Permit	103,053.09	201,107.73	51,531.47	70,145.16	55,066.48	18,477.70	35,651.56	3,362.51	6,188.40	13,832.15	7,540.30	13,270.01	579,226.56	
Plan Review	55,500.71	71,849.04	31,155.35	43,194.92	13,825.45	15,282.19	15,799.46	6,995.44	9,812.18	6,373.62	10,711.00	17,867.08	298,366.44	
Energy Review	8,134.40	10,789.16	3,009.17	2,270.98	1,203.82	1,644.07	1,625.46	60.03	1,318.96	928.72	657.04	2,184.76	33,826.57	
Electrical Permit	23,919.60	40,651.76	11,171.84	13,398.09	14,404.82	4,819.48	7,956.47	774.97	880.00	2,476.67	2,096.00	6,504.59	129,054.29	
Plumbing Permit	22,947.24	43,623.34	7,979.26	11,102.50	7,651.78	3,317.59	6,758.82	220.00	330.00	347.14	1,314.40	1,575.89	107,167.96	
Mechanical Permit	21,089.11	35,031.56	6,550.69	9,751.14	4,519.20	2,723.84	6,247.47	110.00	110.00	914.04	1,363.60	6,781.37	95,192.02	
S.M.I.P.	2,651.85	7,467.40	1,329.52	1,827.10	1,414.04	451.25	777.94	76.74	130.61	348.11	183.42	167.18	16,825.16	
Microfiche	1,090.31	1,990.50	516.67	697.05	572.29	183.48	365.81	30.32	22.25	127.76	75.40	338.65	6,010.49	
Fire Dept. Fees	31,251.60	67,897.46	15,116.17	20,579.09	12,621.13	9,744.90	16,359.35	430.37	869.03	4,954.54	2,849.33	2,957.14	185,630.11	
Sewer Connection	11,190.00	13,428.00	5,818.80	7,758.40	4,774.40	4,326.80	4,625.20	0.00	447.60	0.00	3,580.80	1,044.40	56,994.40	
Bay-Shell	532.13	14,799.00	0.00	0.00	0.00	0.00	1,119.86	0.00	0.00	349.81	944.42	0.00	17,745.22	
Traffic Impact	36,675.42	8,154.37	0.00	6,381.40	0.00	57,206.47	0.00	0.00	0.00	5,320.73	19,653.87	0.00	133,392.26	
School	5,678.17	43,800.12	0.00	0.00	2,705.67	0.00	0.00	0.00	0.00	1,833.00	72,941.18	0.00	126,958.14	
Art Public Places	59,477.37	0.00	0.00	0.00	0.00	0.00	27,123.78	0.00	0.00	7,403.65	0.00	0.00	94,004.80	
Other : (Fire Suppr)	0.00	0.00	0.00	0.00	0.00	0.00	274.30	0.00	0.00	0.00	0.00	0.00	274.30	
MON. TOTALS	452,153.06	744,638.91	168,452.61	233,040.26	153,673.68	131,019.47	145,728.80	13,918.71	23,352.85	54,113.83	128,614.89	63,360.25		
													FISCAL YEARLY TOTAL	2,312,067

Planning and Building Department

Major Development Projects

June 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. TCO for temporary Police HQ issued May 2010.						
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 - 193 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.						
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.				PC - 6/24/10		
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 permit application submitted 12/18/09. Rough grading permit issued 6/22/10.			CC - 5/19/09			
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	Building permit application submitted 8/31/09; building permit issued 6/29/10.			PC - 4/23/09			
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			
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			
Flatiron Building 3645 San Pablo Avenue	Retail - 3,000 s.f.	Building permit for building shell issued 5/1/09. CO issued 6/11/10.			CC - 3/6/07			

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
June 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			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 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.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. 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.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>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.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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. TCO for temporary police station issued May 2010.	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	193 residential rental units in a five-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 held 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
June 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
June 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 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
June 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 was issued on June 29, 2010. Groundbreaking ceremony held May 10, 2010.	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
June 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>
OFFICE/HIGH TECH PROJECTS			
<p>Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01</p>	<p>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.</p>	<p>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.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 752-3333</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
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. Certificate of Occupancy issued on June 11, 2010.	Placeworks LLC Stuart Rickard (510) 499-9400
Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009.	Amy Heistand CED Coordinator (510) 596-4354
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010.	Margaret O’Brien Public Works Department (510) 596-4336