


CITY OF EMERYVILLE



MEMORANDUM

DATE: August 1, 2010

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – July 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 July 20 meeting:
 - *Zoning Update.* The Council heard a report on the status of Zoning Update project. This was in response to a request from Councilmember Davis at the June 22 Zoning Update Steering Committee meeting. At that meeting, staff had indicated that a complete draft of the zoning code would not be ready to transmit to the Steering 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 24 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.
 - *Pedestrian and Bicycle Plan.* The City Council approved a contract with Alta Planning + Design to prepare a new Pedestrian and Bicycle Plan. Alta was the unanimous choice of the selection committee, which included City staff and two members of the Bicycle and Pedestrian Advisory Subcommittee. The contract takes effect August 1, and Alta’s first meeting with the BPAC, sitting as the Steering Committee for the plan, will be on Monday, September 13.
 - *Solar Panel Permit Fees.* The Council introduced an ordinance to reduce the building permit fees for solar panel installations. Final passage will be on August 3, and the ordinance will take effect September 2. In August, staff will present Council with a resolution amending the Master Fee Schedule to include these new fees.
 - *Housing Element.* The Council approved the revised 2009-2014 Emeryville Housing Element of the General Plan. Revisions include updated data and added information in response to the State Housing and Community Development Department (HCD) review comments.
 - *Permit Parking.* The Council approved a permanent permit parking area on the east side of Beaudry Street north of 59th Street, and the north side of 59th Street between Beaudry and Vallejo Streets, in place of a temporary permit area that had been installed when the elementary school was at the Ralph Hawley site while the Anna Yates campus was being renovated.

- **Planning Commission.** The Planning Commission considered the following items at its July 22 meeting:
 - *Swearing in of New Commissioners.* New Commissioners Vanessa Kuemmerle and Steven Steinberg were sworn in by the City Clerk, made introductory remarks, and were welcomed by the other Commissioners.
 - *Election of Officers.* The Commission elected Frank Flores as Chair and Lawrence C. (“Buzz”) Cardoza as Vice Chair for the July 2010 to June 2011 term.
 - *Discussion of September Planning Commission Retreat.* The Commission discussed their annual retreat and decided to hold a Saturday bus tour of recently completed projects in Emeryville as well as projects of interest in Berkeley. Since no Saturday in September is free for all participants, the retreat is tentatively scheduled for October 9.
 - *Design Guidelines.* The Commission considered the adoption of Citywide Design Guidelines to implement the goals, policies, and actions of the General Plan, and to be used as the basis for Design Review under the Zoning Ordinance. The Commission requested a number of revisions and continued the item to their September meeting.
 - *Zoning Ordinance Amendment Regarding City Council Approval for Demolition of Residential Structures.* The Planning Commission voted to recommend City Council adoption of an amendment to the Zoning Ordinance and Building Code that would allow residential structures to be demolished prior to issuance of a building permit for the replacement structure if the City Council finds that the demolition or removal of the structure is in the best interest of the public health, welfare, or safety.
- **Zoning Update Steering Committee.** The Zoning Update Steering Committee did not meet in July; its next meeting will be August 24, at which staff will present a status report on the preparation of a new draft zoning map, a list of the new zones, a list of the new use classifications, and a matrix indicating what uses would be permitted or conditionally permitted in each zone.
- **Park Avenue District Advisory Committee.** This committee did not meet in July. Sheila Bergman, the new Executive Director of the Emeryville Center for the Arts, has agreed to attend the next meeting on August 18 for a discussion of the vision for the Center.
- **Transportation Committee.** At its July 27 meeting, the committee recommended not placing raised dots in the 62nd/Overland intersection, and recommended placing “cross traffic does not stop” signs on 62nd, 63rd, and 64th streets crossing Doyle, and on Haruff Street at Horton.
- **Bicycle and Pedestrian Advisory Subcommittee.** At its July 12 meeting, the Subcommittee elected Robert Prinz as the new Chair and Laura McCamy as the Vice Chair. An update on the Hollis Street (south of 40th) bike striping changes was discussed, and the Committee voted to recommend changes to the intersection of Horton and Haruff Streets to increase bicycle safety there. The bike sharing company B-cycle gave a hands-on demonstration of their bike sharing units, to much acclaim.

- **Public Art Committee.** At its July 8 meeting, the committee heard about potential for art in parks. The committee will tour parks on Saturday, August 21.
- **I-80 Pedestrian-Bicycle Bridge Committee.** The committee met on July 28 to evaluate bridge types and make a recommendation to Council. As many members were unable to attend, the discussion went longer than anticipated, and additional information was requested, a second meeting has been scheduled for August 12 to complete this task.
- **Community Events Committee.** On July 14, the Committee approved an application for the Center for the Arts Reception, with the condition that the event gain approval for serving alcohol from various departments. The ADA coordinator will now be contacted for each event to assess the proposed site for accessibility. The Thursday farmers market is running well, but needs to tape down power cords, and vendors should not park in the City lot.

II. Planning Division

- **Development Coordinating Committee.** The regular meeting of the Development Coordinating Committee scheduled for July 14 was cancelled because all major projects currently being processed have already been reviewed by DCC. The next regularly scheduled meeting will be on August 11.
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - **IKEA Off-site Warehouse.** This is 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) to allow customers to pick up large merchandise. The applicant submitted modified plans as a result of the comments received at the June Planning Commission study session. On July 28, the applicant made a presentation to the homeowners association of Emery Bay Village, which is adjacent to the site on 53rd Street. Approximately 50 people were in attendance. The chief concerns related to the project's impacts on traffic and noise. The question of how the project would benefit the community was posed several times. In addition, it was felt that the proposed signage and the colors of the building made it look like a retail outlet instead of a warehouse. Concerns were expressed that the proposed hours of operation, seven days a week between 10:00 a.m. and 9:00 p.m., made it seem more like a retail facility than a warehouse. The residents felt that office or technology-related uses were more appropriate for the neighborhood. Some residents indicated that the proposed use could not be considered a "secondary" use, as required by the Interim Zoning Regulations. A concern was expressed regarding future growth of IKEA. The residents, in general, were not in support of the project. Staff met internally to discuss the project, including public improvements, on July 28. The project will be reviewed by the Bicycle and Pedestrian Advisory Subcommittee (BPAC) on August 9 and will be considered by the Planning Commission on August 26. Staff has been working with Fehr and Peers to complete a traffic study of the project.

- *64th and Christie Residential Building.* This is an application for a Final Development Plan for a 190-unit, 5-story residential building 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. The Planning Commission held a study session on the project in June and had a number of comments. To facilitate improvements to the design, staff has retained Origins Design Network, a third-party design review consultant. On July 6, staff met with the applicant and Origins to discuss the project; on July 9 staff met with Origins and the Building Division's plans examiner to consider code restrictions on certain potential modifications; and on July 30 staff met again with the applicant and Origins to discuss the results of Origins' review. The applicant is currently working on design revisions. The project will be reviewed by the Bicycle and Pedestrian Advisory Subcommittee (BPAC) on August 9 and by the Planning Commission at a second study session on August 26. The Commission is scheduled to hold a public hearing and make a recommendation on the project on September 23, to be followed by a City Council decision on October 19.

- *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 in May 2009. 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 gave comments to the applicant on July 2. Just a few issues remain and are expected to be resolved soon; Planning staff hopes to be able to sign-off the permit in August.

- *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.

- *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 attended 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. Staff has been having ongoing discussions with Catellus about the application procedures, and we understand that they 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. Staff attended a groundbreaking ceremony on May 10. The building 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, issued comments, and signed-off the building permit on July 9. Building Division staff has had ongoing meetings with the applicant.
- *PRC Medical Group.* An application for a Conditional Use Permit and Design Review to convert an existing 15,200 square foot building at 1335 Stanford Avenue to medical office will be considered by the Planning Commission August 26.
- *Black Diamond Café On-Premises Liquor Sales.* A Conditional Use Permit application for on-premises liquor sales at a new café in the Avenue 64 residential building was submitted on July 22. It will be heard by the Planning Commission on September 23. A use permit is required for cafes that do not qualify as “full service restaurants” to be able to serve beer and wine with meals.

- ***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).
- *Clif Bar Solar Panels, 1400 65th Street.* A minor Design Review permit application to install a large rooftop array at Clif Bar was approved on July 23, 2010.
- *Dhingra Residential Addition.* A minor Design Review permit to construct an approximately 560 square foot two-story addition at 1404 43rd Street was approved on July 26, 2010. On July 2, a request for a "reasonable accommodation" was granted on the basis of the owner/applicant's daughter suffering from cerebral palsy, which is a qualified disability under the Federal and State fair housing acts. Based on this, the Planning Director waived the floor area ratio (FAR) restriction to allow the addition, as permitted by Article 95 of the Zoning Ordinance.

- *Signs*

- *Carrington College Signs, 6001 Shellmound Street.* A minor sign permit for temporary banners was approved on July 2, 2010; a minor sign permit for permanent signage with the college's new name was approved on July 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.* A letter was sent on July 19, 2010 demanding that the business owner remove the largest roof sign; a second letter will be sent if no response is made (pending).
- *Milano Building, 1320 65th Street.* A letter was sent on July 19, 2010 to the building owner requesting that the trash area be redesigned and rebuilt, and recommending that the owner meet with staff to discuss options (pending).
- *Lawn Parking, 1251 Ocean Avenue.* A letter was sent on July 19, 2010 requesting that the residents remove the vehicles parked on their lawn; they have called and informed staff that they are working to remove the now inoperable vehicles (pending).

- ***Advanced Planning Projects.***

- *Housing Element.* As noted above, the City Council approved the revised 2009-2014 Emeryville Housing Element of the General Plan on July 20. The adopted Housing Element was sent to the State Housing and Community Development Department (HCD) on July 28 for certification.
- *Zoning Update.* Staff and consultants have been working on a new draft zoning map, a list of the new zones, a list and definitions of the new use classifications, and a draft of a matrix indicated what uses would be permitted or conditionally permitted in each zone. A status report on this activity will be presented to the Zoning Update Steering Committee at their next meeting on August 24.
- *Design Guidelines.* On June 22, the Design Guidelines were approved with changes by the Zoning Update Steering Committee for forwarding to the Planning Commission. They were considered by the Commission on July 22. The Commission had a number of comments and revisions, and continued the item to their September 23 meeting. Assuming that the Commission approves the Guidelines in September, they will be forwarded to the City Council for adoption in October.
- *Pedestrian and Bicycle Plan.* As noted above, a contract with Alta Planning + Design for preparation of a new Pedestrian and Bicycle Plan was approved by the City Council on July 20. Staff then finalized the contract, which was effective August 1. At the Council's direction, Alta's work will include a review of the effectiveness of the existing Bicycle and Pedestrian Plan and its implementation. During the month of August, staff will provide Alta with background documents and information to review. Alta's first meeting with the Bicycle and Pedestrian Advisory Subcommittee, sitting as the Steering Committee for the plan, will be on Monday, September 13.
- *Parks and Recreation Strategic Plan.* Staff transmitted comments on the draft partial plan from the Parks and Recreation Strategic Plan Ad Hoc Committee to MIG, discussed the schedule for plan completion and review, and gave MIG information including a contact for the City's maintenance budget.
- *Powell Street Urban Design Plan.* A City Council study session on this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road is scheduled for August 3. Staff prepared a brief introductory presentation to explain the genesis of the study and its implications for future actions.
- *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. Staff will be seeking direction from the Council in order to proceed with the project.

- *Sustainable Transportation Plan.* Staff attended the Transportation Management Association (TMA) Board retreat, participated in the discussion of the TMA's near-term and long-term goals, and reviewed Nelson\Nygaard's draft strategies in light of the TMA discussion. Staff compared the draft Sustainable Transportation Strategies to the General Plan, and discussed plan contents with Nelson\Nygaard. Staff also began recording Emery Go-Round boardings and alightings by stop, for use in prioritizing bus stop improvements.
- *County-Wide Traffic Model Input.* Staff accepted the Alameda County Congestion Management Agency's allocation of future jobs and households into traffic analysis zones, and corrected the ratio of single-family to multi-family units in several zones.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is tentatively scheduled for September.
- *I-80 Pedestrian-Bicycle Bridge.* As noted above, a Committee meeting was held on July 28 to evaluate bridge types; a follow-up meeting is scheduled for August 12. Staff researched examples of the various bridge types, as well as lighting and fencing, to show to the Committee.
- *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. Staff and consultants met on July 30 to discuss the various aspects of the project including bridge color, work progress, coordination with other entities, upcoming meetings, and project schedule and budget.
- *Bicycle Boulevards.* Staff has updated a draft list of directional signage for planned bicycle boulevards on Horton, Doyle, 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 began comparing the draft to East Bay Municipal Utility service requirements and the state model 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 prepared a map and tables about existing and near-future parks, showing information relevant to selecting sites for public art, for the Public Art Committee meeting described above.
- *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 spring.
- *Bay Area Air Quality Management District (BAAQMD) Thresholds.* Staff summarized the effect of BAAQMD's new California Environmental Quality Act (CEQA) thresholds on development in Emeryville. The Board adopted the thresholds on June 2, 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 first month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of July continued a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced for most of the previous fiscal year. For July a total of 64 permits have been issued, based on a total valuation of \$3 million and generating \$92,500 in fees. During the same period, 285 inspections have been conducted, of which 192 (about 67%) were related to major projects, and 93 (about 33%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations, and code enforcement.
- ***Major Projects.*** In July a certificate of occupancy was issued for the 1401 Park Avenue residential and live/work project. This project, now called "Icon at Park", was initially called "Electrocoatings" and had been under construction since January 2003. Temporary certificates of occupancy were issued in 2007-2008, and "as built" signed drawings were finally received from the architect of record, allowing the Chief Building Official to grant a certificate of occupancy. 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, Magnolia Terrace, Liquid Sugar (construction defects), Courtyards at 65th Street (construction defects), Andante (construction defects), and City of Emeryville Police Station renovation projects. The Building Division anticipates several new development projects in fiscal year 2010-2011 including San Pablo Townhouses, Papermill live work and residential project, Bakery Lofts (Phase IV), EmeryStation Greenway, EmeryStation West/Transit Center, 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 provide feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of July, the Director of Planning and Building received three questionnaires, 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 July included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village* – 4240 Hollis Street; site accessibility, seismic, and tenant improvements.
 - *Watergate Apartments* – 4 Admiral Drive #B223; kitchen, bathroom remodel.
 - *Novartis Campus* – accessibility improvements.
 - *AT & T* – 5740 Doyle Street; electrical.
 - *Andante Building 2* – 3996 San Pablo Avenue; demising walls.
 - *Andante (four buildings)* – 3996 San Pablo Avenue; construction defect repairs.
 - *Courtyards at 65th* – 1465 65th Street; phase 4, 5, 6, 7 and 8 construction defect repairs.
 - *Courtyards at 65th* – 1465 65th Street; framing repairs.
 - *Bayer* – 5885 Hollis Street; tenant improvements.
 - *Bridgewater Apartments* – 6400 Christie Avenue; extensive plumbing renovations.
 - *Trader Vic's* – 9 Anchor Drive; bathroom remodel.
 - *PG & E* – 4525 Hollis Street; replace heating, ventilation, and air conditioning system.
 - *Babies "R" Us* – 3938 Horton Street; tenant improvements.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
 - *Clif Bar* – 1400 65th Street; hood and duct system; photo voltaic system.
 - *Bay Street* – 5617 Bay Street; shell improvements, demising wall.
 - *Emerystation Greenway* – 5800 Hollis Street; shoring.
 - *G for Guess* – 5686 Bay Street; tenant improvements.
 - *Black Diamond Café* – 6399 Christie Avenue; tenant improvements.
 - *It's Sugar* – 5624 Bay Street; tenant improvements.
 - *streamlineevents, inc.* – 5900 Doyle Street; tenant improvements.
 - *Artist Coop* – 1420 45th Street; fire repair.
 - *Cerexa* – 5980 Horton Street; tenant improvements for laboratory.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in July 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 75,000 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.
 - *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.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.
- **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 July:
 - *Medtronic* – 5980 Horton Street, # 370; tenant improvements. (CO)
 - *1401 Park Avenue* – 43 residential units and 11 live-work units over 83 parking spaces. (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 July, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 14 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 17 applications submitted.
- **Contacts and Inquiries.** Building Division staff fielded a total of 170 counter contacts and 215 telephone queries in July.

- **Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for July. 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 285 inspections in July and anticipates this trend to continue throughout this calendar year. This is an average of 142 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 6.7 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

- **Orientation for New Planning Commissioners.** On July 19, the City Manager, Assistant City Attorney, and Director of Planning and Building spent several hours with newly appointed Planning Commissioners Vanessa Kuemmerle and Steven Steinberg orienting them to their new duties. This included a review of California planning law and concepts; Emeryville plans, policies, and regulations; information about the redevelopment process; and legal issues such as open meeting laws and conflict of interest. As noted above, Commissioners Kuemmerle and Steinberg were sworn in at their first Planning Commission meeting on July 22.
- **Artists Coop Fire Damage Repair.** Staff met with board members of the Artists Coop on July 27 to discuss implications of the California Building Code for repair work required in the wake of a recent fire. Because the building is unreinforced masonry, the code appears to require that the entire building be brought up to current code for seismic safety, even though only a small interior area was damaged by the fire. Staff believes that a certain provision of the code may allow the building not to undergo seismic retrofit as long as the repair work meets code requirements for a new structure, and is consulting with the City Attorney for an opinion.
- **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.

- **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" on September 2. Staff is meeting regularly to compare notes and to convey corrections and enhancements to the CRW team. Three full days of "end user training" for City staff are scheduled for August 30-31 and September 1.
- **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 July 21 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- **Summer Intern.** Patrick Race has joined the staff as an intern through August. He has prepared maps of bus stops and air quality threshold effects, begun riding the Emery Go-Round to record boardings and alightings by stop, and begun entering and processing the data, to estimate which stops meet Nelson\Nygaard's recommended thresholds for bus shelters and benches. Patrick is a graduate student in City Planning at U.C. Berkeley and participated in Professor Michael Southworth's urban design studio in the fall of 2008 entitled "Designing Emeryville and a Green and Livable City". Patrick's project proposed a dramatic bridge structure over the freeway at Powell Street to create a gateway to the city.

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. In the interest of painting a more complete picture of the Department's workload, this month we have begun listing several additional major projects that were not previously included because they involve renovation of existing buildings or construction of new single-family homes.

	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	TOTAL
PERMITS ISSUED													
Building Permits	18	0	0	0	0	0	0	0	0	0	0	0	18
Plumb., Elec., Mech.	32	0	0	0	0	0	0	0	0	0	0	0	32
Fire	14	0	0	0	0	0	0	0	0	0	0	0	14
MON. TOTALS	64	0	0	0	0	0	0	0	0	0	0	0	
											FISCAL YEARLY TOTAL	64	
VALUATION													
Residential	892,986	0	0	0	0	0	0	0	0	0	0	0	892,986
Sub Permits	241,237	0	0	0	0	0	0	0	0	0	0	0	241,237
Commercial	2,021,984	0	0	0	0	0	0	0	0	0	0	0	2,021,984
MON. TOTALS	3,156,207	0	0	0	0	0	0	0	0	0	0	0	
											FISCAL YEARLY TOTAL	3,156,207	
FEES COLLECTED													
General Plan	16,345.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,345.95
Building Standards Admin.	151.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.00
Technology Fee	3,145.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,145.19
Building Permit	24,156.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,156.45
Plan Review	26,674.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,674.48
Energy Review	2,529.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,529.95
Electrical Permit	6,389.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,389.51
Plumbing Permit	4,275.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,275.09
Mechanical Permit	2,769.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,769.99
S.M.I.P.	209.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209.39
Microfiche	220.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.05
Fire Dept. Fees	5,352.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,352.21
Sewer Connection	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	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
Art Public Places	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
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	92,519.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
											FISCAL YEARLY TOTAL	92,519	

Planning and Building Department

Major Development Projects

July 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.						
IKEA Off-Site Warehouse 5000 Hollis St.	Warehouse - 55,400 in existing vacant building	PC study session 6/24/10. PC hearing 8/26/10.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	PC study sessions 6/24/10 and 8/26/10. PC hearing 9/23/10. CC hearing 10/19/10.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
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.						
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			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	PC approved 2/28/08. Building permit application submitted 2/23/10.			PC - 2/28/08			
Police Station Renovation 2449 Powell St.	Modernize and upgrade existing PD headquarters.	DPB approved DR 8/29/08. Building permit issued 5/6/10. DPB approved revised design 7/9/09.			DPB - 7/9/09			
Clif Bar Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	PC approved CUP 6/25/98. DPB issued zoning compliance 6/19/09. Bldg permit issued 3/30/10.			DPB - 6/19/09			
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			
Target 1555 40th St.	Retail - 140,000 s.f. in former Expo Design Center building	DPB approved DR 2/19/10. Oakland issued building permit 6/25/10.			DPB - 2/19/10			
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			
Pixar West Village 4240 Hollis St.	Office - 55,000 s.f. in existing building	DPB approved DR 7/27/09. Building permit issued 12/17/09.			DPB - 7/27/09			
Marina South Basin Improvements 3310 Powell St.	Dock replacement and relocation of fuel system	PC approved CUP for master plan 12/11/03. Building permit issued 11/4/09.			PC - 12/11/03			
National Holistic Institute 5900 Doyle St.	Massage school - 24,000 s.f. in renovated building	Superstructure permit issued 2/5/09. TI permit issued 9/9/09. TCO issued 4/21/10.			PC - 1/24/08			
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 issued 7/27/10.			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
DPB = Director of Planning and Building
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
July 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>MacArthur San Pablo Mixed Use 3706-3722 San Pablo Avenue UP06-14 and DR06-15</p>	<p>New five story 94-unit residential building with 5,800 square feet of retail on 1.12 acre site between 37th Street and West MacArthur Blvd. Site is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. Notice of Intent to Adopt a Mitigated Negative Declaration published on August 31, 2007. Planning Commission recommended approval at a special meeting on November 15, 2007. City Council approved on December 4, 2007. Oakland City Planning Commission approved on January 16, 2008.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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 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
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. Second study session scheduled for August 26, to be followed by Commission recommendation on September 23 and City Council decision on October 19.	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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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
July 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
July 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 issued July 27, 2010.	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
July 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>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules will be constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010.</p>	<p>Seth Krubiner (415) 602-3326</p>
OFFICE/HIGH TECH PROJECTS			
<p>Clif Bar Emery Tech Building 1400 65th Street UP98-5, DR98-5</p>	<p>Renovation of about 75,000 square feet in existing office building for office, conference, cafeteria, fitness area, and childcare for corporate headquarters of energy bar company.</p>	<p>Emery Tech use permit approved by Planning Commission June 25, 1998. Zoning compliance review issued by Planning Director June 19, 2009 finding that project was consistent with existing use permit. Building permit application received January 19, 2010. Building permit issued March 30, 2010.</p>	<p>Dean Rubinson (415) 373-7706</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
July 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>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) 922-3333</p>
<p>Pixar West Village 4240 Hollis Street DR09-16</p>	<p>Renovation of approximately 55,000 square foot former industrial/office building for office use by animation studios.</p>	<p>Design review application approved by staff on July 27, 2009. Building permit application received October 7, 2009. Building permit issued December 17, 2009.</p>	<p>Tom Carlisle Pixar Animation Studios (510) 922-3333</p>
<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>

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

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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
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.	Sheila Bergman Executive Director (510) 601-0520
Target 1555 40 th Street DR09-25	Renovation of vacant former Expo Design Center store at East BayBridge Shopping Center for a new approximately 140,000 square foot Target store.	Under terms of MOU for East BayBridge center, Emeryville processes planning permits and Oakland processes building permits. Emeryville approved design review application on February 19, 2010. Building permit application submitted to Oakland on March 5, 2010. Building permit issued on June 25, 2010.	John Dewes Target (612) 761-1558
IKEA Off-Site Warehouse 5000 Hollis Street UP10-04, DR10-14	Conversion of 55,400 square feet of vacant space in Level(3) telecommunications building into an off-site warehouse for customers to pick up large merchandise.	Planning Commission study session held June 24, 2010. Meeting with Emery Bay Village homeowners association held July 28, 2010. Scheduled for Planning Commission public hearing on August 26, 2010.	Doug Greenholz IKEA (303) 868-8211

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

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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
Police Station Renovation 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Building permit issued May 6, 2010. Revised design approved by Planning staff on July 9, 2009.	Mauricio Moreno Don Dommer Associates (510) 655-7793
Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
National Holistic Institute 5900 Doyle Street UP07-11, DR07-17	Renovation of vacant approximately 24,000 square foot warehouse for office and classrooms for massage school.	Planning Commission study session held October 25, 2007. Approved by Planning Commission on January 24, 2008. Building permit for Phase 1 demolition and structural upgrade issued October 6, 2008. Phase 2 foundation permit issued January 6, 2009; superstructure permit issued February 5, 2009; interior tenant improvements permit issued September 9, 2009. Building permit for roof-mounted solar panels issued February 24, 2010. Temporary certificate of occupancy issued April 21, 2010.	Mason Myers National Holistic Institute (510) 547-6442
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