


CITY OF EMERYVILLE



MEMORANDUM

DATE: September 1, 2010

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: Progress Report – August 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 August meetings:

August 3, 2010:

- *Powell Street Urban Design Plan.* The City Council held a study session on this plan to redesign the Powell Street corridor between Christie Avenue and Frontage Road. The Council generally approved of the plan, and had a number of comments and suggestions. They gave direction to proceed with soliciting community input through public workshops and a Planning Commission study session, which is scheduled for October 28.
- *Solar Panel Permit Fees.* The Council passed an ordinance to reduce the building permit fees for solar panel installations.
- *Traffic Impact Fee Study.* The Council discussed approaches to developing a new traffic impact fee study to include all modes of travel, not just automobiles, and directed staff to develop a contract with Fehr & Peers to prepare the study.

August 17, 2010:

- *Bicycle Boulevards.* The Council approved a BPAC/Transportation Committee recommendation for “Cross Traffic Does Not Stop” signs at various intersections on Doyle Street and on Haruff at Horton.
- *Solar Panel Permit Fees.* The Council passed a Resolution amending the Master Fee Schedule to implement the Ordinance that was passed on August 3 to reduce the building permit fees for solar panel installations.

- **Planning Commission.** The Planning Commission considered the following items at its August 26 meeting:
 - *IKEA Warehouse.* On a 4-3 vote, the Commission approved an application for a Conditional Use Permit and Design Review 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 item merchandise at this site. The appeal period for the project ends on September 10, 2010. Neighbors indicated that they intended to appeal this decision to the City Council.
 - *PRC Medical Group Use Permit.* The Commission considered an application for a Conditional Use Permit and Design Review to establish medical offices in an existing 15,200 square foot building located at 1335 Stanford Avenue and unanimously approved the project with some changes in the conditions of approval.
 - *Doyle Hollis North Area General Plan and Interim Zoning Regulations Amendments.* The Commission unanimously approved a recommendation to the City Council for adoption of amendments to the General Plan and Interim Zoning Regulations regarding the “Doyle Hollis North Area” bounded by 62nd, Hollis, 64th, and Doyle Streets. These amendments are to settle a lawsuit brought against the City by property owners on these two blocks who claimed that their property values were reduced and businesses harmed by the designation of this area as a future park in the General Plan. The General Plan Land Use Diagram would be amended to redesignate this area from Park/Open Space to Office/Technology-Doyle Hollis North Area. The General Plan Maximum Floor Area Ratios (FAR) map would be amended to redesignate this area from an FAR of 0.5/No Bonus to an FAR of 1.0/No Bonus. The Interim Zoning Regulations would be amended to allow a broader range of uses in this area consistent with the existing regulations for the OT Office/Technology zone.
 - *64th and Christie Residential Building.* The Commission held a second study session to review a Final Development Plan for a 190-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. The Commission generally liked the changes proposed by the applicant and the discussion was primarily around open spaces, balconies, and podium level open space and its connection to the park. The applicant agreed to modify landscaping on the podium level, lighten the corner of 64th Street and Christie Avenue, make sidewalks at least 7 feet wide and enlarge the stairs on the 63rd Street side and the terrace of the recreation room. The project is scheduled for public hearings at the September 23 Planning Commission meeting and the October 19 City Council meeting.
 - *I-80 Pedestrian and Bicycle Crossing.* The Commission held a study session for a new bicycle and pedestrian bridge that will cross over I-80 with terminal points at the intersection of 65th and Lacoste Streets at the eastern side and at Point Emery on the western side. The bridge will be accessible through both ramps and stairways. The project will include a significant viewing platform near the western terminus, which will

allow for unobstructed views of San Francisco Bay. As this project encroaches on Caltrans' right of way, the City is using the Caltrans project approval process for project review and environmental documentation. The focus of the discussion was on the selection of a bridge type. After some discussion, the Commissioners unanimously supported the box girder. Several of them said they would have preferred the cable supported "extradosed" bridge because it was more elegant, but understood that the issues of cost, views, and proximity to the Ashby interchange all favored the box girder. It was suggested the bridge designers look at the work of Robert Maillart, a Swiss bridge engineer from the early 20th Century, who designed elegant concrete bridges.

- ***Zoning Update Steering Committee.*** At their August 24 meeting the Steering Committee heard a status report on the development of the new zoning regulations. Staff provided a table of contents (chapter and article titles) of the new zoning regulations, indicating which sections have been reviewed by the Committee, which sections are under staff review, and which sections are in the drafting phase. Staff and consultants gave a report on the development of the new zoning districts and the zoning maps, and showed how they correlate with the General Plan. Staff also provided a listing of new use classifications and 'works in progress' on what uses would be permitted in each zone. The Committee discussed the material and staff and consultants provided clarification in response to their questions. The next meeting of the Steering Committee will be December 14, 2010.
- ***Park Avenue District Advisory Committee.*** At its August 18 meeting, the committee discussed near-future outdoor arts programs with Sheila Bergman, the new Executive Director of the Emeryville Center for the Arts.
- ***Public Works Committee.*** At its August 19 meeting, the committee reviewed a draft Parks and Recreation Strategic Plan, and requested that the plan indicate that the projects list could change in response to future needs.
- ***Transportation Committee.*** At its August 24 meeting, the Committee voted to reinstate six parking spots along 62nd Street east of Hollis, as it heard from the Gasket Specialties company that its trucks did not need the space for loading. The committee also voted to install signs at the Christie and Shellmound intersection reading "No Diagonal Crossing", and to require Primo's truck vendor to keep its grill mounted on a vehicle while operating.
- ***Bicycle Pedestrian Advisory Committee.*** At its August 9 meeting, the Subcommittee reviewed two planning projects, the 64th and Christie Residential Project, and the IKEA Warehouse at 53rd and Hollis. The Committee was generally in favor of the 64th and Christie project, and only asked clarifying questions. In regards to the IKEA Warehouse, BPAC members expressed concern about conflicts with the green street designation of 53rd Street and conflicts with increased traffic. It recommended denial of the project if the not-yet-released traffic report predicted more than 3,000 car trips per day on 53rd Street.
- ***I-80 Pedestrian-Bicycle Bridge Committee.*** The committee met on August 12 to continue its evaluation of bridge types that began at the July 28 meeting and to make a recommendation to the City Council. After some discussion, committee members voted unanimously to recommend the "box girder" bridge type, citing both cost and aesthetic considerations.

- **Community Events Committee.** On August 11, the Committee reviewed and approved applications for a wedding and a benefit walk at the marina, and an application for a Bay-Friendly Landscaping Tour at Doyle Hollis Park.

II. Planning Division

- **Development Coordinating Committee.** The DCC met on August 11, with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Fire Departments, and the City Attorney's Office discussing the following projects:
 - *PRC Medical Group Use Permit Permit, 1335 Stanford Avenue.* The committee discussed a proposal to renovate an existing building for use as a medical office. A number of public improvements and enhancements were suggested including replacement of all canopies; repainting of all exterior piping; and upgrading the sidewalk to make it ADA compliant. In addition, it was noted that the existing parking spaces on the western corner of the site are illegal as they extend into the public right of way. The committee agreed that these spaces needed to be removed and the sidewalk extended along Stanford Avenue to the corner of Hollis Street. It was noted that a pedestrian/bicycle connection had been conceived between the Doyle Street and Spur Alley and it was appropriate that the applicant be required to grant the City an irrevocable offer to dedicate an easement to construct and maintain pedestrian/bicycle access through the southern corner of the property along Spur Alley.
 - *Black Diamond Café Liquor Sales.* The committee discussed a proposal for on-premises liquor sales at a new café in the Avenue 64 residential building. 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. No major issues were identified. It was noted that any outdoor seating would not require a sidewalk café permit, as the outdoor area adjacent to the café is on private property, although if alcohol were to be served outside, it would be desirable to have a physical barrier around the seating area, as is required for sidewalk cafes serving alcohol.
 - *I-80 Pedestrian/Bicycle Bridge.* DCC members heard a status report on the planning efforts for this new pedestrian/bicycle bridge over the freeway, and discussed the four possible bridge types: steel thru-arch-truss, concrete box girder, concrete extradosed girder, and concrete-steel tied arch. It was noted that the bridge committee would be meeting the following day to decide on its recommended bridge type.
 - *Parks and Recreation Strategic Plan Update.* The committee reviewed the Plan of Action, Cost Model, and Funding Opportunities sections of the draft Parks and Recreation Strategic Plan. Discussion topics included setting priorities, that the Redevelopment Agency is the main source of funding for parks, that costs need to include clean-up and ADA accessibility, considering Target as a possible funding source, and the notion of letting the bay reclaim Point Emery.

- **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. As previously reported, the applicant made a presentation to the homeowners association of Emery Bay Village on July 28, and it was discussed by the Bicycle and Pedestrian Advisory Subcommittee (BPAC) on August 9. At the August 26 meeting, the Planning Commission approved the project on a 4-3 vote. Neighbors indicated that they intended to appeal this decision to the City Council.
 - *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 study sessions on the project on June 24 and August 26. To facilitate improvements to the design, staff has retained Origins Design Network, a third-party design review consultant. On August 13, staff met with Origins and with the City's plans examiner to discuss building code and design issues. On August 23, staff met with the applicant and Origins to discuss the design prior to the August 26 Planning Commission study session. The project was also reviewed by the Bicycle and Pedestrian Advisory Subcommittee (BPAC) on August 9. The Planning 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 remained and were resolved; Planning signed-off the permit on August 27.
 - *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 was approved 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).
- *Stair Replacement, 1050 47th Street.* A minor design review permit application to replace an outdoor stair was approved on August 17.

- *Signs*

- *Old Navy Front Sign, 5625 Bay Street.* A minor sign permit for a wall sign was approved on August 13.
- *“G” by Guess Signs, 5686 Bay Street.* A minor sign permit for a wall sign and a projecting sign was approved on August 25.

- *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 demanding that the business owner remove the largest roof sign; a second letter will be sent, as no response was made (pending).
- *Milano building, 1320 65th Street.* A letter was sent on July 19 to the building owner requesting that the trash area be redesigned and rebuilt, and recommending that the owner meet with staff to discuss options. A second letter will be sent, as no response was made (pending).
- *Lawn Parking, 1251 Ocean Avenue.* A letter was sent on July 19 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. A second letter will be sent, as no further response was made (pending).

- ***Advanced Planning Projects.***

- *Housing Element.* 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. Staff is still awaiting a response from HCD.
- *Zoning Update.* Consultants and staff continue to draft and review sections of the new zoning regulations. The focus in August was developing definitions for new use classifications and making recommendations on what uses should be permitted in each zone. Draft zoning maps were prepared by consultants and are under staff review.
- *Design Guidelines.* As requested by the Planning Commission at their July meeting, modifications are being made to the draft Design Guidelines for review at the Commission's October meeting. The modifications will include more detail on sidewalk standards and other minor additions.
- *Pedestrian and Bicycle Plan.* A consultant/staff Technical Advisory Committee (TAC) kickoff meeting was held on August 24. The TAC discussed implementation of the 1998 Bicycle and Pedestrian Plan, potential locations for new traffic counts, public outreach, and the role of the Bicycle and Pedestrian Advisory Subcommittee (BPAC). An outline was developed for presentation and discussion at the September 13 BPAC meeting. The Committee also discussed the schedule and ideas for bicycle and walking tours in October, a survey, and the initial public workshop in November.
- *Parks and Recreation Strategic Plan.* City and MIG staff took a draft plan to the Public Works Committee and distributed the draft plan to the Parks and Recreation Strategic Plan Ad Hoc Committee and its staff.
- *Powell Street Urban Design Plan.* A Planning Commission study session on this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road is scheduled for October 28. The Development Coordinating Committee will be discussing the plan at its September 15 meeting.
- *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 was made at the August 3 City Council meeting. The Council directed staff to develop a contract with Fehr & Peers to prepare the study.
- *Sustainable Transportation Plan.* Staff finished recording Emery Go-Round boardings and alightings by stop for use in prioritizing bus stop improvements, gave ridership and bus stop information to the Transportation Impact Fee consultant, updated the Sustainable Transportation Plan web page, negotiated a contract amendment with Nelson\Nygaard using unspent outreach funds, and discussed parking recommendations with Nelson\Nygaard.

- *Park Avenue District.* Staff discussed Park Avenue Plaza trees with Public Works and the landscape architect and arborist. Small cedars that tolerate recycled water have been planted. Redwoods, which do not tolerate recycled water, are called for in the Park Avenue District Plan. Staff and consultants are discussing whether to replace the small cedars with a larger type of tree that does tolerate recycled water. Staff also emailed a PDF of the Farmers Market flyer (attached) to Park Avenue District Committee members for distribution.
- *Parking.* City Council consideration of the parking management strategy prepared by Wilbur Smith Associates is scheduled for September 7.
- *I-80 Bicycle Pedestrian Bridge.* As noted above, a Committee meeting was held on August 12 to evaluate bridge types and make a recommendation to Council. The committee recommended the box girder type with a special, elegant design, yet to be determined.
- *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.
- *Emeryville Greenway.* Staff provided files in response to an information request related to condemnation of a greenway segment. The files were on the North Hollis Area Urban Design Program, Liquid Sugar Housing and Elevation 22.
- *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. Staff is continuing to coordinate with Berkeley staff as they finalize design details and secure funding for the project.
- *Water-Efficient Landscape Ordinance.* Staff is developing this state-mandated ordinance for consideration by the Planning Commission and City Council early next year.
- *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 met with the Public Art Committee secretary to plan a committee tour for Saturday, September 11.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the spring.
- *San Francisco Treasure Island Environmental Impact Report (EIR).* Staff reviewed this EIR. Development of Treasure Island for 8,000 housing units, 240,000 commercial square feet and 500 hotel rooms would alter scenic views of the Bay from Emeryville

(some buildings would be 650 feet tall), increase queuing at the Bay Bridge toll plaza, and involve pile driving during the 20-year development period. However, it would create regional recreational resources including a 100-acre park, shoreline trails, a 20-acre urban farm/agricultural park and a 25-40 acre sports complex. There did not seem to be any gaps in the environmental analysis.

- *Metropolitan Transportation Commission Draft 2011 Transportation Improvement Program (TIP)*. Staff reviewed this document and its Draft Air Quality Conformity Analysis. The TIP lists proposed Bay Area projects that seek Federal funding or are regionally significant. Projects in the TIP may not induce traffic exceeding Clean Air Plan projections. The TIP allocates 72% of the projected funding to maintenance. Of the maintenance and capital projects together, the regional totals are 47% transit, 36% state highway, 15% local roads and 2% bicycle and pedestrian projects. Large projects include BART to San Jose and Oakland Airport, Caltrain to San Francisco, Dumbarton Bridge rail, Freeway Performance Initiative, 7th Street grade separation, and enhanced bus on Telegraph-International-East 14th. Alameda County projects are 59% transit, 27% state highways, 13% local roads, and 1% bicycle and pedestrian projects. Projects include I-80 eastbound off-ramp widening at Powell in Emeryville, I-580 Horton/Hollis widening in Oakland, and a bike path from 9th/Heinz to Emeryville in Berkeley.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the second month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of August continued a steady pace in development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal year 2009-2010. For August a total of 72 permits have been issued, based on a total valuation of \$3.3 million and generating \$118,000 in fees. During the same period, 298 inspections have been conducted, of which 181 (about 61%) were related to major projects, and 117 (about 39%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- ***Major Projects.*** 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 tenant improvement and photo-voltaic system, Pixar Phase II and West Village, Bridgewater remodel (63 units), Clif Bar tenant improvement and photo-voltaic system at Emery Tech, Magnolia Terrace, Liquid Sugar (construction defects), the Courtyards at 65th (construction defects); Andante (construction defects) and the 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, Emery Station 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 August 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 August included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, and plumbing.
 - *Pixar West Village Phase V* – 4240 Hollis Street; seismic, cafe and tenant improvements.
 - *Pixar Phase I* – 1200 Park Avenue; hood and duct replacement.
 - *It's Sugar* – 5624 Bay Street; tenant improvements.
 - *Cerexa* – 5980 Horton Street; lab tenant improvements for laboratory.
 - *Clif Bar* – 1400 65th Street; photovoltaic system.
 - *streamlineevents, inc.* – 5900 Doyle Street; tenant improvements.
 - *Van's* – 5671 Bay Street; tenant improvements.
 - *Amyris Phase 2* – 1355 59th Street; plumbing.
 - *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.
 - *Liquid Sugar Building A* – 1245-1283 66th Street; construction defect repairs.
 - *Sendmail* – 6475 Bay Street; tenant improvements.
 - *IKEA Merchandising* – 5000 Hollis Street; tenant improvements.
 - *Bridgewater Apartments* – 6400 Christie Avenue; extensive plumbing renovations.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence; temporary power.
 - *Emeryville Police Station* – 2449 Powell Street; tenant improvements.
 - *G for Guess* – 5686 Bay Street; tenant improvements.
 - *Lawrence Berkeley National Laboratory* – 5885 Hollis Street; tenant improvements for laboratory.
 - *Artist Coop* – 1420 45th Street; fire repair.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in August 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.** During August, no temporary or final certificates of occupancy or final inspections were issued.
- **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 August, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 15 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 18 applications submitted.
- **Contacts and Inquiries.** Building Division staff fielded a total of 196 counter contacts and 198 telephone queries in August.
- **Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for August. 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 298 inspections in August and

anticipates this trend to continue throughout this calendar year. This is an average of 149 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 6.8 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

- **Artists Coop Fire Damage Repair, 1420 45th Street.** On October 5, 2009, a structure fire occurred at 1420 45th Street. The building comprises several studio units in a converted warehouse/commercial facility that dates to the early portion of the 20th century. The building shell consists of masonry veneer and is confirmed as an un-reinforced masonry building (URM) according to the City's list of URM buildings and the Coop's licensed structural engineer. The fire resulted in extensive structural damage to a residential unit, which requires building permits for reconstruction. Initially, under the present building codes and past interpretation, a structural seismic upgrade to the entire building was determined to be required. As a result, the seismic upgrade would have a scheduling impact on the reconstruction of the residential unit and the tenants, and would require displacement of the remaining tenants for phasing the construction work.

After several meetings with structural engineers for the building, representatives from the State's Seismic Safety Commission, and the City Attorney's Office, the Chief Building Official has concluded that seismic upgrade of the entire building would not be necessary at this time. The Building Division has further determined that 2007 California Building Code section 3403.2.3.2 will be applicable for permit application and the reconstruction of the residential unit. The code provisions state that if any new seismic loads are introduced into an existing building, then the cumulative seismic load shall not exceed 10 percent of the seismic load of the existing building when originally constructed. Once the new work exceeds 10% of the seismic load of the existing building, the entire building structure may require seismic upgrades under the current International Existing Building code and ASCE 7 (American Society of Civil Engineers load standards) provisions. In this case the extent of the structural fire damage repair is determined to be less than 10%; therefore permits may be issued without requiring seismic upgrades at this time. The Building Division will maintain a compilation of the permitted construction relating to structural repairs for all existing URMs under these provisions.

- ***EPA Brownfields Tour.*** On August 18, the Planning and Building Director participated in a tour of Brownfields sites in Emeryville for U.S. Environmental Protection Agency staff from around the country. The tour was coordinated by the Economic Development and Housing Department, and featured a slide presentation followed by a bus tour of a number of sites in Emeryville that have been cleaned up with assistance from the EPA.
- ***Green Codes Update Seminar.*** On August 27, Senior Planner Miroo Desai attended a Green Codes Update seminar organized by Stopwaste.org in Oakland.
- ***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, is almost complete. A "beta" version of the system, configured to meet our requirements, was delivered in mid-June, followed by a two-month testing and "fine tuning" phase. Three full days of "end user training" for City staff were held on August 30-31 and September 1 in preparation for the system to "goes live" on September 2. Staff has been meeting regularly to compare notes and to convey corrections and enhancements to the CRW team.
- ***Employee Appreciation Luncheon.*** At the annual Employee Appreciation Luncheon on August 25, the Planning and Building Director joined other department heads and the City Manager in flipping burgers, grilling hot dogs, and serving up a hearty lunch in appreciation of the tireless efforts of our dedicated staff. We all enjoyed several games of bingo before returning to work.
- ***Summer Intern.*** Patrick Race completed his summer internship, having produced a map, table, photos and narrative of ridership by bus stop and responded to a survey for the Countywide Bicycle-Pedestrian Plan. Staff posted an advertisement for a new intern.
- ***Office Cleanup Day.*** On Friday August 20, the Planning and Building Department held its fourth office cleanup day following successful previous efforts in June, October, and March with the focus again on individual work spaces. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Staff has agreed that this should be a regular event, so further cleanup days will be scheduled in the coming months.

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.

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EMERYVILLE CHAMBER OF COMMERCE • EAST BAY EXPRESS • RUBY'S CAFE
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EMERYVILLE FARMERS MARKET



**This Thursday and
Every Thursday Thereafter
12:00 Noon until 6:00 PM
Food, Fun & Frolic**

**Located at Haven Street between Park & 40th streets.
Next to Emeryville City Hall. Across from Pixar Studios.
Additional parking across 40th Street at Home Depot.**

**Organic Farm Fresh Vegetables and Fruits, Artisan Honey, Breads and Pastries,
Cheese & Wine. Fresh Cut Flowers @ low market prices. Vegan prepared Artisan
foods, Indian Gourmet, Tofu, Organic Tamales, Spring Rolls, BBQ, Gyros,
Empanadas, Kettle Corn, Art, Jewelry, Handmade Crafts.**

OVER 35 ARTISANS AND FARMS

**THE PEOPLE OF EMERYVILLE HAVE REQUESTED YOUR OWN FARMERS MARKET,
AND NOW IT'S HERE IN EMERYVILLE!**

**PLEASE HELP SUPPORT YOUR LOCALLY GROWN FARMS AND LOCAL ARTISANS
COME ONE COME ALL! TELL YOUR FRIENDS AND NEIGHBORS! FOOD, FUN, FROLIC!**

"LIFE FROM THE EARTH"

If you can't take your Veggies and Goodies back to the office, we will keep them fresh, until you are ready to pick them up.



	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	23	0	0	0	0	0	0	0	0	0	0	41
Plumb., Elec., Mech.	32	42	0	0	0	0	0	0	0	0	0	0	74
Fire	14	7	0	0	0	0	0	0	0	0	0	0	21
MON. TOTALS	64	72	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	136
VALUATION													
Residential	892,986	1,563,860	0	0	0	0	0	0	0	0	0	0	2,456,846
Sub Permits	241,237	368,467	0	0	0	0	0	0	0	0	0	0	609,704
Commercial	2,021,984	1,415,937	0	0	0	0	0	0	0	0	0	0	3,437,921
MON. TOTALS	3,156,207	3,348,264	0	0	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	6,504,471
FEES COLLECTED													
General Plan	16,345.95	16,474.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,820.77
Building Standards Admin.	151.00	161.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	312.00
Technology Fee	3,145.19	3,294.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,440.15
Building Permit	24,156.45	24,094.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,251.27
Plan Review	26,674.48	49,535.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,209.51
Energy Review	2,529.95	3,083.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,613.05
Electrical Permit	6,389.51	5,985.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,375.05
Plumbing Permit	4,275.09	6,711.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,986.51
Mechanical Permit	2,769.99	3,240.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,010.51
S.M.I.P.	209.39	607.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	817.27
Microfiche	220.05	264.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	484.09
Fire Dept. Fees	5,352.21	2,833.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,185.23
Sewer Connection	300.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
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	1,182.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,182.20
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	118,218.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	210,738

Planning and Building Department

Major Development Projects

August 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.	Project Mgr/Construction Mgr selected. Architects being selected for design competition.						
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.						
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.						
IKEA Off-Site Warehouse 5000 Hollis St.	Warehouse - 55,400 in existing vacant building	PC study session 6/24/10. PC approved 8/26/10.				PC - 8/26/10		
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.	CC approved 1/20/09; valid for two years. CC to consider extension request 10/19/10.				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 2nd 1-year extension on 12/10/09. PC to consider 3rd extension on 10/28/10.				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	Bldg permit issued 3/30/10. Bldg permit for photo-voltaic issued 8/9/10.			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			

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
August 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
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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 held 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
August 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
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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. Extension request scheduled for October 19, 2010 City Council meeting.	Zachary Goodman Murakami Nelson, Architects (510) 444-7959
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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
August 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>
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
Bakery Lofts Phase IV Southeast corner of 53 rd and Adeline Streets UP06-15	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.	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. Third extension request to be considered by Planning Commission on October 28, 2010.	John Protopappas Madison Park Financial (510) 452-2944
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	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.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010.	Seth Krubiner (415) 602-3326

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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
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
OFFICE/HIGH TECH PROJECTS			
Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010.	Geoffrey Sears Wareham Development (415) 457-4964

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Clif Bar Emery Tech Building 1400 65 th Street UP98-5, DR98-5	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.	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. Building permit for photo-voltaic system issued August 9, 2010.	Dean Rubinson (415) 373-7706
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.	Tom Carlisle Pixar Animation Studios (510) 922-3333
Pixar West Village 4240 Hollis Street DR09-16	Renovation of approximately 55,000 square foot former industrial/office building for office use by animation studios.	Design review application approved by staff on July 27, 2009. Building permit application received October 7, 2009. Building permit issued December 17, 2009.	Tom Carlisle Pixar Animation Studios (510) 922-3333
OTHER			
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

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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. Center Board of Directors selected ProPM, Inc. as Project Manager/Construction Manager. Architects being selected for design competition.	Sheila Bergman Executive Director (510) 601-0520
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. Approved by Planning Commission public hearing on August 26, 2010. Applied for building permit on August 23, 2010.	Doug Greenholz IKEA (303) 868-8211
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

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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