


CITY OF EMERYVILLE

MEMORANDUM



DATE: November 1, 2010
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building 
SUBJECT: Progress Report – October 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 October meetings:

October 5, 2010:

- *Doyle Hollis North Area Interim Zoning Regulations Amendment.* The City Council passed an ordinance that was introduced at the September 21 meeting amending the Interim Zoning Regulations pertaining to the “Doyle Hollis North Area” bounded by 62nd, Hollis, 64th, and Doyle Streets. The amendment allows a broader range of uses in this area consistent with the existing regulations for the OT Office/ Technology zone. This amendment was 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 Ordinance will take effect in 30 days, on November 4.
- *Bayer Noise Waiver.* The City Council approved a noise waiver for Bayer Pharmaceuticals to allow construction on three Saturdays between October 9 and October 23 for waterproofing and painting on the east exterior wall, along Spur Alley, of a building located at 5650 Hollis Street.
- *BCDC Bay Plan Amendments.* The Council approved the Mayor signing a letter to the Bay Conservation and Development Commission asking them to postpone adoption of Bay Plan amendments related to sea level rise because of uncertainty about their implications and the need for more public input. [The BCDC Board did postpone adoption until the end of the year. Staff is monitoring and participating in the on-going meetings. It does not appear that the proposed amendments will have a significant effect on Emeryville.]

October 19, 2010:

- *IKEA Off-Site Warehouse Appeal.* The Council considered an appeal of the Ad Hoc 53rd Street Neighborhood Committee of the Planning Commission’s August 26 approval of a use permit and design review permit to establish an off-site warehouse at 5000 Hollis Street by IKEA. Following more than two hours of testimony and deliberation, the

Council voted unanimously to uphold the appeal and overturn the Commission's approval of the project. This will be memorialized in a resolution that will be on the consent calendar at the next Council meeting on November 2.

- *64th and Christie Residential Building.* The Council approved 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. In approving FDP, the Council directed that corrugated metal siding be removed from the building. At the same meeting, the Redevelopment Agency approved an Owner Participation Agreement with TMG Partners for the project.
- *Signage in the Public Right of Way and on Private Property.* The City Attorney gave a presentation on sign regulations and legal implications. This was in relation to a desire for signage by the farmers market. The item was continued to the next Council meeting.
- *General Plan and Zoning Update Consultant Contract.* The Council approved a sixth amendment to the professional services agreement with Dyett and Bhatia for work on Design Guidelines, General Plan amendments and the zoning update.
- ***Planning Commission.*** The Planning Commission considered the following items at its October 28 meeting:
 - *Planning Commission Schedule.* The Commission approved the schedule of meetings and associated dates for 2011.
 - *Powell Street Urban Design Plan.* The Commission held a study session on a streetscape design plan for Powell Street between Christie Avenue and Frontage Road. The plan will address improvements for pedestrians, bicyclists, and transit while also improving the overall aesthetics of the area and accommodating improvements for vehicular traffic.
 - *Bakery Lofts, Phase IV.* The Commission approved a request for a two year permit extension of a conditional use permit, design review and parking variance for construction of 16 for-rent units, two rental live-work/flex units and a 1,450 square foot café on a 12,339 square foot parcel. The project was approved by the Planning Commission on September 27, 2007, with an effective date of December 20, 2007 for City Council approval of the associated rezoning. The Commission granted a one-year extension on January 20, 2009 and a second one-year extension on December 10, 2009. With this extension, the expiration date is now December 20, 2012.
 - *Design Guidelines.* The Commission approved the Emeryville Design Guidelines to implement the goals, policies, and actions of the General Plan, to be used as the basis for design review under the Zoning Ordinance. This was continued from the July 22 meeting, at which the Commission had directed that a number of revisions be made. The Commission's approval included a few additional revisions and a recommendation that the guidelines be adopted by the City Council. The Council is scheduled to consider them on December 7.

- ***Planning Commission Retreat/Bus Tour.*** On Saturday, October 9, the Planning Commission boarded a special Emery Go-Round bus for a three-hour tour of Berkeley and Emeryville, visiting several projects recently approved or under consideration by the Commission and other points of interest, and viewing a number of other sites from the bus. Stops included the AgeSong Elder Community at 40th and Horton Streets; the Fourth and U Apartments and West Berkeley Rail Stop and Transit Plaza, at Fourth Street and University Avenue in Berkeley; and the new Clif Bar Offices in the Emery Tech Building at 65th and Hollis Streets. The tour concluded with lunch and a group discussion at Doyle-Hollis Park. The discussion focused on ways to make study sessions more productive, and to give clearer direction to applicants and staff, with the following points agreed to:
 - In the study session staff report, staff will include a bullet point list of issues that have been identified.
 - During the Commission discussion, the Commission will add any other issues that they identify.
 - There will be a straw vote on any issues for which the Commission does not have consensus.
 - When the applicant comes back for another study session or decision hearing, they will be asked to explain how they responded to each of the issues identified by the staff and Commission.
 - In the staff report for the next study session or decision hearing, staff will list all the issues from the previous meeting, what the Commission position was on each, and how the applicant responded.

- ***Zoning Update Steering Committee.*** The Steering Committee did not meet in October. Its next meeting will be December 14.

- ***Park Avenue District Advisory Committee.*** The Committee did not meet in September. Its next regular quarterly meeting will be November 10.

- ***Transportation Committee.*** On October 26 the Committee recommended that ASAP, a business on Park Avenue, be allowed a six month encroachment permit for temporary “No Parking” signs to be used as needed; heard a presentation by Caltrans on the Bay Trail connection on Shellmound Street at IKEA, which will be presented to the City Council on November 16 where a final recommendation will be made; and recommended that the curb west of the Glashaus garage exit on 65th Street be painted green to limit truck parking.

- ***Bicycle and Pedestrian Advisory Subcommittee.*** On October 4 the Subcommittee heard a presentation from Caltrans about the Bay Trail connection on Shellmound Street at IKEA; the Committee recommended that the east fork of the trail be required by the time the connection to Treasure Island opens. Alta Planning and Design presented and heard comments on draft goals and policies for the new Pedestrian and Bicycle Plan. Alta staff also presented the concept for a November 6 workshop on the Plan.

- ***Mobile Food Vendor Task Force.*** Staff attended the Task Force’s meetings on October 12 and October 25 and responded to questions regarding zoning regulations for mobile vendors on private property.

- **Community Events Committee.** On October 13 the Committee reviewed and approved an application for two weddings at the Marina and a Halloween Parade at Doyle-Hollis Park. The Committee also discussed an application to renew the permit for the farmers market on Haven Street, but continued this discussion to a later date when all staff could be involved.

II. Planning Division

- **Development Coordinating Committee.** The DCC met on October 27, with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, Fire, and Community Services Departments, and the City Attorney's Office discussing the following projects:
 - *Panera Bread, 40th and Horton Streets.* Committee members discussed this proposed 4,000 square foot restaurant pad at the northeast corner of the Target parking lot. Issues included orientation of the building towards the sidewalks and intersection, patio fence design, parking, stormwater treatment, need for a grease interceptor, and sewer connections. It was noted that SZFM Design Group had created an improvement plan for the East BayBridge shopping center, which should be reviewed. It was also noted that the project will be subject to the new Emeryville Design Guidelines. The project is scheduled for consideration by the Planning Commission on December 9.
 - *Escuela Bilingüe Pre-School, 47th Street and San Pablo.* The Committee noted that the plans show a proposal for an outdoor children's play area that conflicts with the sidewalk connection and access to parking spaces approved as part of the townhouse project on the adjacent property at 4520 San Pablo Avenue. There was also a suggestion that the applicant consider applying for a green zone along 47th Street in order to facilitate drop-off and pick-up. It was suggested that the applicant consider leasing parking spaces that were closer to the building.
 - *5851-5861 Christie Avenue Demolition Permit.* DCC members discussed a pending demolition permit for the one-story building on the Gateway site near Powell Street and Christie Avenue. It was noted that a demolition recycling plan would have to be submitted. It was also suggested that the slab foundation be retained; otherwise, erosion and potential soil contamination issues will need to be addressed.
 - *Bay Area Air Quality Management District CEQA Thresholds.* The new air quality thresholds for environmental review were briefly discussed. (See below under "Administrative/Other" for further information.)
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *IKEA Off-Site Warehouse.* As noted above, on October 19 the City Council voted unanimously to deny this conditional use permit and design review application for a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) to allow customers to pick up large merchandise. On October 6, prior to the Council meeting, staff met with IKEA representatives to discuss the pending appeal. A resolution formally

denying the application will be considered by the City Council on November 2. IKEA have indicated that they will be looking for another site for their warehouse.

- *64th and Christie Residential Building.* As noted above, this Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19. 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 Council's approval included a requirement that all corrugated metal be removed from the building. The Planning Director was also directed to inform the Commission that the Council did not want to see corrugated metal on new buildings in the future. When informed of this at their October 28 meeting, the Commissioners disagreed and indicated that they would prefer to see a variety of materials in future buildings. This project illustrates the subjective nature of building design: staff recommended against Hardee board, but the Commission allowed it to remain and the Council did not question this decision; the Commission lauded the project for including high quality metal finishes and not being "another stucco box", while the City Council complained of "metal fatigue". The Citywide Design Guidelines, which were approved by the Commission on October 28 and are due to be considered by the Council in December, call for a variety of high quality materials; the only material that is discouraged is "synthetic stucco" (i.e. Dryvit and similar products). Meanwhile, the 64th and Christie project will also require a Development Agreement and a concurrent minor modification to the PUD conditions of approval; these are scheduled to be considered by the Planning Commission on December 9 and by the City Council on January 18. Staff met internally to discuss these issues on October 26.
- *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 2009; following several rounds of review, Planning Division staff signed-off the permit on August 27. On October 19, the applicant submitted a letter requesting an extension of the building permit plan review expiration date due to delays caused by unexpected toxic soil conditions that must be resolved with the Department of Toxic Substances Control (DTSC) and delays in PG&E utility undergrounding. As a result, the Chief Building Official extended the plan review period by six months to June 18, 2011.
- *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. A study session on the project is scheduled for the Redevelopment Agency's November 2 meeting. Staff met internally to discuss the study session presentation on October 13 and 28.

- *Panera Bread, 40th and Horton Streets.* A conditional use permit application for a new retail pad and design review application for a new Panera Bread restaurant have been received. The item was reviewed by the Development Coordinating Committee on October 27 (see above), and will be heard by the Planning Commission on December 9. As the site is part of the East Bay Bridge Retail Center, which straddles the Oakland-Emeryville border, staff has coordinated with Oakland staff on the processing of this project, and has agreed that Emeryville will handle the Planning entitlements while Oakland will handle the building permits.
- *Target.* 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. The store is now scheduled to open on March 6, 2011, contrary to earlier announcements that it would open in July.
- *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 and the project is under construction.
- *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. As of October 14, all departments had signed off the permit and it was ready to issue.
- *Sherwin Williams Site.* Staff met with an architect on October 8 who was interested in learning about issues and opportunities for preparing a plan for development of this eight acre former paint factory site. He had no specific proposal in mind, but indicating that he

was gathering information for potential clients. Staff advised him of General Plan policies and other issues germane to the site.

- ***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; the applicant is close to submitting updated plans (pending).

- *Signs*

- *Clif Bar, 1400 65th Street.* A minor sign permit for a temporary banner was approved on October 22, 2010.
- *Office Max, 3839 Horton Street.* A minor sign permit to reface one wall sign was approved on October 27, 2010.
- *AMC Theater Window Graphic, 5614 Bay Street.* A minor sign permit for a temporary large window graphic was approved on October 27, 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 third notice of violation letter was sent on October 1, 2010 demanding that the business owner remove the largest roof sign; no response was made. Planning staff will now refer the matter to the City Attorney's office for further action (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. Public Works has contacted the owner to follow up (pending).
- *Lawn Parking, 1251 Ocean Avenue.* A second letter was sent on October 21, 2010 requesting that the residents remove the vehicles parked on their lawn; a third letter will be sent on November 5, after which the matter will be referred to the City Attorney (pending).

- ***Advanced Planning Projects.***

- *Housing Element.* The Emeryville Housing Element adopted by the City Council on June 20, 2010 was certified by the State Department of Housing and Community Development (HCD) on October 7, 2010. The City Manager received a letter from Cathy Creswell, Deputy Director of HCD indicating that the Element is in full compliance with State housing element law. With a certified housing element the City now meets requirements to apply for several State funding programs.
- *Zoning Update.* Consultants and staff continue to draft and review sections of the new zoning regulations. The focus in October was developing definitions for use classifications and making recommendations on what uses should be permitted in each of the new zoning districts. Staff provided detailed comments on draft zoning maps prepared by consultants. The next meeting of the Zoning Update Steering Committee will be December 14, at which a status report on this ongoing activity will be presented.
- *Design Guidelines.* As requested by the Planning Commission and the Housing Committee, modifications were made to the draft Design Guidelines to address sidewalk standards, family-friendly housing, and several other issues. The Design Guidelines were approved by the Planning Commission at their October 28 meeting and will be considered for adoption by the City Council on December 7.
- *Pedestrian and Bicycle Plan.* Activities in October related to the development of the Pedestrian and Bicycle Plan are summarized as follows:
 - October 4 Bicycle and Pedestrian Advisory Subcommittee meeting: Presentation of draft goals and policies and planning for November workshop.
 - October 12 Technical Advisory Committee meeting: Planning for October walking and biking tours and November workshop; review of revised draft goals and policies; discussion of surveys and outreach.
 - Saturday October 16: Walking tour of Emeryville led by Fehr and Peers.
 - October 22: Postcard mailed citywide advertising November 6 workshop, bike and walking survey, and website at emeryvillepedbikeplan.org.
 - October 25: Staff reviewed consultant draft Working Paper 1: Planning Policy Review, Goals and Policies.
 - Saturday October 30: Bicycle tour of Emeryville led by Alta Planning + Design.
 - Online and paper surveys about walking and biking in Emeryville made available to the public.
 - Pedestrian and bicycle trips were counted on one weekday and one Saturday at 12 locations.
- *Parks and Recreation Strategic Plan.* Staff sent comments on the administrative draft plan to MIG.
- *Powell Street Urban Design Plan.* A community workshop on this effort to redesign the Powell Street corridor between Christie Avenue and Frontage Road was held on October 21. As noted above, the Planning Commission held a study session on the plan at its October 28 meeting.

- *Traffic Facilities Impact Fee Update.* Staff received a scope of work from Fehr and Peers to prepare a study to update the City's Traffic Facilities Impact Fee. Staff is currently processing the contract for City Council consideration on December 7.
- *Sustainable Transportation Plan.* Staff discussed parking cash-out with Nelson\Nygaard consultants as part of their work on an administrative draft.
- *Park Avenue District.* Staff recruited applicants for committee membership to fill one vacant business position and one vacant resident position.
- *I-80 Bicycle Pedestrian Bridge.* The City's consultants are completing the Final Project Report for submittal to Caltrans, which includes visual simulations of the project.
- *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.
- *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 completed and the project has gone out to bid to construction companies. Completion of the path is expected by summer 2011.
- *Water-Efficient Landscape Ordinance.* The City Attorney's Office is reviewing a draft ordinance.
- *Eastshore State Park.* East Bay Regional Park District staff is still reviewing a draft Request for Proposals prepared by our Planning staff for a team to design the Powell Street Frontage/Upland Area.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the spring.
- *Bay Trail.* On October 21, Planning and Public Works staff met with Caltrans in our offices to discuss plans for the "Segment 2" path connecting Shellmound Street near IKEA with the new east span of the Bay Bridge. Caltrans's current plans call for the elimination of the "east fork" of the path at Shellmound Street because of potential soil contamination issues. We made it clear that we expect the east fork to be included in a later phase. In the interim, a single fork on the west side will be built, which will complicate operations for autos, bicycles, and pedestrians at the IKEA entrance on Shellmound Street. The design of this intersection was the main focus of the meeting. It was suggested that Alta Planning + Design, and Fehr and Peers, who are preparing the City's new Pedestrian and Bicycle Plan, be engaged to develop concepts for this intersection.

- *Spur Alley-Doyle Street Bicycle-Pedestrian Connection.* On October 8, the Planning and Public Works Directors met in the field with a surveyor to scope out a potential bicycle and pedestrian connection between Spur Alley and Doyle Street through private property.
- *Surveys.* Staff responded to a Metropolitan Transportation Commission survey on parking policies, a Bay Area Air Quality Management District survey on building permits for electric vehicle charging stations, and Trust for Public Land follow-up questions from a survey on parks.
- *Sea Level Rise.* Staff sent a letter from the Mayor, made two phone calls and attended two meetings regarding the San Francisco Bay Conservation and Development Commission's (BCDC's) draft policies on sea level rise. The proposed amendments advise against approving development in areas subject to sea level rise this century, except for infill. The letter, which was sent on October 6, requested more time for discussion. In the phone calls, BCDC staff pointed out that their policies for areas outside their jurisdiction are only advisory. The first meeting, which was held at the Metro Center in Oakland, ended in a BCDC promise for more opportunities to comment. The second meeting, which was held at BCDC's office in San Francisco, was for municipal staffers to comment and discuss the proposed amendments. Further meetings will occur in the future before the policies are considered for adoption by the BCDC Board.
- *Countywide Transportation Plan.* Staff attended the kickoff meeting of the Technical Advisory Working Group for updating the Alameda Countywide Transportation Plan and developing a new Expenditure Plan. The meeting was held at the offices of the Alameda County Transportation Commission (Alameda CTC, formerly the Alameda County Congestion Management Agency and Alameda County Transportation Improvement Authority) in Oakland on October 5. A Steering Committee and a Community Working Group are also working on these two plans.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the fourth month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of October 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 October a total of 50 permits have been, based on a total valuation of \$10.4 million and generating \$183,000 in fees. During the same period, 429 inspections have been conducted, of which 270 (63%) were related to major projects, and 159 (37%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.
- ***Major Projects.*** A final certificate of occupancy was issued for the National Holistic Institute project on October 12. 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's photo voltaic solar panel system, Pixar Phase II, Bridgewater remodel podium renovation (63 units), Clif Bar tenant improvements and photo-voltaic solar panel system at Emery Tech, Magnolia Terrace, Liquid Sugar (construction defects), the Courtyards at 65th Street (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 the San Pablo Townhouses, Papermill live work and residential project, Bakery Lofts (Phase IV), Emery Station 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 provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative process and front counter activities. Questions include what type of services were needed, was the service prompt, helpful and of quality. In addition, comments are received for courtesy, problem solving, knowledge, plan check expectations, services compared to other cities, and finally suggestions of how services can be improved. For the month of October 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 October included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, plumbing, and engineer revisions for basement stairs.
 - *Emery Bay Village* – Emery Bay Drive/Temescal Circle; reroof.
 - *Clif Bar* – 1400 65th Street; photo voltaic solar system, phase II.
 - *Old Navy* – 5625 Bay Street; tenant improvements.
 - *Café Duetto* – 5646 Bay Street; tenant improvements.
 - *AT&T Telecon Facility* - 6363 Christie Avenue.
 - *Escuela Bilingüe Internacional* – 4550 San Pablo Avenue; pre-school tenant improvements.
 - *Novartis* – 4560 Horton Street, Building N; tenant improvements.
 - *Amyris* – 1355 59th Street; air conditioning split system for storage room.
 - *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.
 - *Bridgewater Apartments* – 6400 Christie Avenue; extensive plumbing renovations.
 - *Magnolia Terrace* – 4001 Adeline Street; photo voltaic solar system.
 - *Pain and Rehabilitation Consultants* – 1135 Stanford Avenue; tenant improvements.
 - *Emeryville Police Station* – 2449 Powell Street; tenant improvements.

- *Emeryville Corporation Yard* – 5679 Horton Street; essential services upgrade.
- *Artist Coop* – 1420 45th Street; seismic upgrade, tenant improvements.
- **Construction Meetings.** Construction meetings (weekly) and site visits were held in October for the following projects:
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Bridgewater Apartments* – 6400 Christie Avenue; podium waterproofing.
 - *Bridge Court Apartments* – 1221-1231 and 1321-1331 40th Street, Building II; exterior building envelope renovation.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.
 - *Emeryville Marina* – 3310 Powell Street; south basin dock replacement.
 - *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:
 - *Bridge Court Apartments* – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.
 - *Andante* - 3996 San Pablo Avenue; construction defect repairs.
 - *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 October:
 - *Agilysys* – 1900 Powell Street #200; major tenant improvements. (final)
 - *Virtuoz* – 6001 Shellmound St, 5th floor major tenant improvements, remodeling, new offices and conference rooms. (final)
 - *National Holistic Institute* – 5900 Doyle Street; massage school in renovated building. (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 October, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 8 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 20 applications submitted.

- **Contacts and Inquires.** Building Division staff fielded a total of 174 counter contacts and 142 telephone queries in October.
- **Field Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for October. 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 429 inspections in October and anticipates this trend to continue throughout this calendar year. This is an average of 214 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 11 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. The updated and new building codes will be in effect January 1, 2011 and will require in-house training of the Building Division staff. In addition, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

IV. Administration/Other

- **Alameda County City Managers Association.** On October 27, the Planning and Building Director accompanied the City Manager and Assistant City Manager to this meeting in San Leandro to hear a presentation by Henry Hilke, the Director of Planning and Research for the Bay Area Air Quality Management District. Hilke described the new environmental review thresholds for greenhouse gas emissions and "local risks and hazards" (which refers to diesel exhaust next to freeways). Projects that are consistent with a "qualified" Climate Action Plan and a Local Risks and Hazards Plan would meet the thresholds so that an air quality analysis, under the California Environmental Quality Act (CEQA), would not be required. On the other hand, some projects that previously would have been exempt from environmental review under CEQA might now require preparation of an Environmental Impact Report (EIR) if they can't meet the new thresholds. The key is for the city to adopt a "qualified" Climate Action Plan and a Local Risks and Hazards Plan. Public Works will be working on updating the Climate Action Plan so that it can be "qualified", and we have added preparation of a Local Risks and Hazards Plan to our work program.

- ***Bay Area Planning Directors Association.*** Associate Planner Diana Keena attended the Fall BAPDA meeting at StopWaste.org's LEED certified office building in downtown Oakland on October 1. The workshop featured a panel discussion on Best Practices for Greener Site Development: low impact development tools to conserve water, protect watersheds, prevent flooding, become more sustainable, and beautify communities.
- ***California Building Officials Education Week.*** Building Division staff attended the annual Education Week held in San Ramon October 4-8. The training courses included updates on the 2011 California Building Codes, instruction on the new CALGreen and California Residential codes, and post-disaster Safety Assessment Program (SAP) for coordinators and evaluators. These classes allow students to renew certifications as a refresher course and convey new information or modifications to the SAP. The SAP provides professional resources to local governments, assisting them with the safety evaluation of buildings and infrastructure in the aftermath of a disastrous event. Its goal is to help local governments perform accurate facility safety assessments as quickly as possible. SAP has been successful in this endeavor during recent major earthquakes such as Loma Prieta (1989), Big Bear-Landers (1992), Northridge (1994), Napa (2000), and San Simeon (2003). The program was also used under interstate mutual aid to assist the states of Louisiana and Mississippi after Hurricane Katrina. Volunteers and mutual aid resources are utilized to provide professional engineers, architects, geologists, and certified building inspectors to assist local governments in safety evaluation of their community as a result of a natural disaster.
- ***CRW and Construction and Demolition Waste.*** The Building Division staff met with the Public Works environmental staff to coordinate the plan review approval and field inspection process utilizing the Planning and Building Department's CRW permit tracking software. By utilizing the PermitTRAK module staff has found an agreeable method for applications, inspections and record keeping for maintaining the developer's obligation of adhering to the City's Construction and Demolition Waste Ordinance.
- ***Leadership East Bay.*** The Planning and Building Director is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. The "Class of 2010-2011" includes 15 professionals from the Cities of Emeryville and Berkeley, U.C. Berkeley, and a number of local businesses and nonprofit organizations. A three-day retreat was held at the Walker Creek Ranch Conference Center in rural Marin County from September 30 to October 2. Friday, October 15 was "Cultural Heritage and the Arts" day, featuring site visits and presentations in downtown Berkeley at the Jazzschool, Berkeley Historical Society, Berkeley Cultural Trust, Aurora Theatre, and Berkeley Repertory Theatre.
- ***Website Update.*** A new heading under the menu bar in the Planning Division main page has been created: Plans in Progress. This page includes links to the Sustainable Transportation Plan, the Parks and Recreation Strategic Plan, and the Pedestrian-Bicycle Plan, all of which are in the process of being developed. The link for the Pedestrian-Bicycle Plan leads viewers to the Plan's site, hosted by Alta Planning + Design. The department's website also has links to the updated Zoning Code, including the Interim Zoning Regulations. Regular updates, including Planning Commission agendas and staff reports, these progress reports, and information on current and long-range planning projects, are ongoing.

- **Permit Tracking System.** CRW TRAKiT, the Planning and Building Department's new permit tracking software, has gone live! Since September 2, staff has been using the software to track permits as they travel through the application process. Staff continues to meet regularly to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager.
- **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 October 29 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- **Front Counter Operations.** The Planning and Building Director and Chief Building Official met with the Administrative Services Director/Assistant City Manager on October 26 to discuss ways to enhance the operations and coordination of the City reception desk and the adjacent Planning and Building permit counter.
- **New Planning Intern.** Rina Shah, who has a Master's Degree in Urban Planning from San Jose State and experience working with geographic information systems (GIS), has been selected to fill the vacant Planning Division internship. Ms. Shah will start work on November 17. Among other duties, she will be helping to populate data in the new permit tracking system and working with the IT Manager to develop the City's GIS system. Under the department budget approved by the City Council last June, this position is now funded by the General Plan Maintenance Fund.

V. Status of Major Development Projects

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

	Jul-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	67	17	0	0	0	0	0	0	0	0	125
Plumb., Elec., Mech.	32	42	30	27	0	0	0	0	0	0	0	0	131
Fire	14	7	17	6	0	0	0	0	0	0	0	0	44
MON. TOTALS	64	72	114	50	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	300
VALUATION													
Residential	892,986	1,563,860	798,750	8,131,497	0	0	0	0	0	0	0	0	11,387,093
Sub Permits	241,237	368,467	175,869	27,097	0	0	0	0	0	0	0	0	812,670
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	0	0	0	0	0	0	0	0	11,850,071
MON. TOTALS	3,156,207	3,348,264	7,139,966	10,405,397	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	24,049,834
FEES COLLECTED													
General Plan	16,345.95	16,474.82	35,558.68	45,136.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113,515.64
Building Standards Admin.	151.00	161.00	331.00	437.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,080.00
Technology Fee	3,145.19	3,294.96	7,111.90	9,027.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,579.28
Building Permit	24,156.45	24,094.82	57,864.41	72,106.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178,222.55
Plan Review	26,674.48	49,535.03	18,906.94	24,230.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	119,346.91
Energy Review	2,529.95	3,083.10	416.22	2,447.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,476.64
Electrical Permit	6,389.51	5,985.54	10,772.75	11,720.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,868.64
Plumbing Permit	4,275.09	6,711.42	8,724.66	10,344.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,055.23
Mechanical Permit	2,769.99	3,240.52	8,296.80	1,002.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,310.04
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,358.93
Microfiche	220.05	264.04	523.58	716.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,724.16
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	3,367.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,399.79
Sewer Connection	300.00	750.00	5,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,900.00
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	221.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.84
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	172,809.60	182,694.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	566,242

Planning and Building Department

Major Development Projects

October 2010

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Joint City-School Facility 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. Six architecture firms selected for design competition.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg submitted 10/12/10.						
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10.						
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.						
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC hearing 12/9/10.						
Escuela Bilingüe 4550 San Pablo Ave.	Preschool - 7,500 s.f. in existing building.	PC hearing 1/27/11.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	PC recommended approval 9/23/10. CC approved 10/19/10.						
IKEA Off-Site Warehouse 5000 Hollis St.	Warehouse - 55,400 s.f. in existing vacant building	CC voted to deny on appeal 10/19/10. Resolution to be passed 11/2/10.						
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 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.						
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	PC approved w/revisions on 12/10/09. Extension request to be considered by PC on 12/9/10.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved on 1/20/09; valid for two years. CC to consider extension request 11/2/10.						
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC to consider second extension on 12/7/10.						
MacArthur San Pablo Mixed Use San Pablo/W. MacArthur/37th	Residential - 94 units Retail - 5,800 s.f.	CC approved 12/4/07. Foreclosed by bank. Redevelopment Agency in negotiations to buy.						
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 approved 2-year extension on 10/28/10.						
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	PC approved second 1-year extension 12/11/08. PC to consider 2-year extension on 1/27/11.						

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			
AC Transit Hydrogen Energy Sta. 1177 47th Street	Hydrogen fueling station for zero-emission buses and cars.	PC approved 1/22/09; extended 2/25/10. Building permit application submitted 7/21/10.			PC - 1/22/09			
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			
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	Building permit issued 6/29/10. Permit application for solar panels submitted 10/6/10.			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			
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			
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			
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			
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. TCO issued September 2010.			DPB - 7/27/09			
Clif Bar Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Bldg permit issued 3/30/10. Finaled 9/2/10. Bldg permit for photo-voltaic issued 8/9/10.			DPB - 6/19/09			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO pending.			CC - 2/7/06			
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. CO issued 10/12/10.			PC - 1/24/08			

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
October 2010

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session scheduled for November 2, 2010.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Department store and public parking garage.</p>	<p>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. Redevelopment Agency study session scheduled for November 2, 2010.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>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 sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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>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. Property foreclosed by bank. Redevelopment Agency in negotiations to purchase.</p>	<p>Stanley Saitowitz Natoma Architects, Inc. (415) 626-8977</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
October 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. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p>RESIDENTIAL AND LIVE- WORK PROJECTS</p>			
<p>Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>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.</p>	<p>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. Second extension request to be considered by City Council on December 21, 2010.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>
<p>Baker Metal Live-Work 1265 65th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15</p>	<p>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.</p>	<p>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.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
October 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>Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13</p>	<p>Restoration of former fourplex previously relocated from 1077 41st Street, and conversion to five independent living units for people with developmental disabilities.</p>	<p>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. Received application for solar panels on October 6, 2010.</p>	<p>Housing Consortium of the East Bay Darin Lounds (510) 828-6295</p>
<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>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. Extension request to be considered by Commission on December 9, 2010.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>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 December 7, 2010 City Council meeting.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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

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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
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. Two-year extension approved by Planning Commission on October 28, 2010.	John Protopappas Madison Park Financial (510) 452-2944
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. Two-year extension to be considered by Planning Commission on January 27, 2011.	Ramiro Marini (415) 307-8107

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

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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
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

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

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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. Temporary certificate of occupancy issued September 2010.	Tom Carlisle Pixar Animation Studios (510) 922-3333
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. Final inspection on September 2, 2010.	Dean Rubinson (415) 373-7706
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 by Oakland on June 2, 2010. Store scheduled to open March 6, 2011.	John Dewes Target (612) 761-1558
Panera Bread Southwest corner 40 th & Horton Sts. UPDR10-001	4,000 square foot restaurant pad in northeast corner of Target parking lot.	Planning Commission public hearing scheduled for December 9, 2010.	Christopher Wadleigh (949) 702-0700
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Preschool for up to 100 children, ages 3-5, in 7,500 square feet on ground floor of Emeryville Farms building.	Planning Commission public hearing scheduled for January 27, 2011.	John Horsh (510) 872-6182
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

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

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<p>Joint City-School Facility Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>
<p>Emeryville Arts and Cultural Center 4060 Hollis Street DR07-05</p>	<p>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.</p>	<p>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. Six architecture firms have been selected for design competition.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>
<p>IKEA Off-Site Warehouse 5000 Hollis Street UP10-04, DR10-14</p>	<p>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.</p>	<p>Planning Commission study session held June 24, 2010. Meeting with Emery Bay Village homeowners association held July 28, 2010. Applied for building permit on August 23, 2010. Approved by Planning Commission on August 26, 2010. Appealed by Ad Hoc 53rd Street Neighborhood Committee on September 2, 2010. City Council voted to uphold appeal and deny project on October 19, 2010. Formal passage of denial resolution scheduled for November 2, 2010.</p>	<p>Doug Greenholz IKEA (303) 868-8211</p>

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

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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. Final certificate of occupancy issued on October 12, 2010.	Mason Myers National Holistic Institute (510) 547-6442
AC Transit Hydrogen Energy Sta. 1177 47 th Street UP08-09, DR08-20	Hydrogen fueling station at Emeryville bus maintenance facility to fuel zero-emission cars and buses. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The station would include a fueling facility inside the bus yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars.	Planning Commission study session held September 25, 2008. Community meeting held November 15, 2008. City Council study session held November 18, 2008. Planning Commission approved on January 22, 2009. Commission granted one-year extension on February 25, 2010. Building permit application received on July 21, 2010; second submittal on November 2, 2010.	Jaimie Levin AC Transit (510) 891-7244
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