


CITY OF EMERYVILLE

MEMORANDUM



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

November 2, 2010:

- **Bay Street.** The City Council held a study session on the ongoing efforts of Madison Marquette and staff to develop a plan for “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). 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. Consideration of extension of the Exclusive Right to Negotiate with Madison Marquette is scheduled for the Redevelopment Agency’s December 7 meeting.
- **IKEA Warehouse.** On the consent calendar, the Council passed a resolution memorializing their motion on October 19 to uphold the neighbors’ appeal and to deny IKEA’s application for an off-site Warehouse in the Level(3) building at 53rd and Hollis Streets. This project was previously approved by the Planning Commission on a 4-3 vote on August 26.
- **Mobile Food Vendors.** The City Council adopting the first reading of an ordinance amending the Municipal Code to regulate open-air barbeques in the public right-of-way and related issues. Further revisions to these regulations are anticipated as a result of the ongoing deliberations of the Mobile Food Vendor Task Force. This ordinance was passed on November 16.
- **Park Avenue District Advisory Committee.** Yvonne Sanches of Bayer was appointed as a business representative and James MacDaniel was appointed as a resident representative.

November 16, 2010:

- *Ambassador Housing.* The Redevelopment Agency approved an extension to the Exclusive Right to Negotiate with RCD for the Ambassador Housing Project at 36th and Peralta Streets.
- *39th and Adeline Residential Project.* The City Council approved a two year extension of the Use Permit, Design Review Permit, Variance and demolition permit for a 101-unit for-rent residential facility including 10 live-work units and approximately 1,000 square feet of retail/café space located at 3900 Adeline Street. The Council modified the conditions of approval to require the conversion of 20 studio units to one-bedroom units. The vote was 3-2 with Councilmembers Atkin and West voting against the permit extension.
- *Signage in Public Right of Way and on Private Property.* The City Attorney led a discussion of sign regulations and their legal implications. This was in relation to a desire for signage by the farmers market and was continued from the October 19 Council meeting. The Council decided to make no revisions to the sign regulations at this time.
- *Street Furniture.* The City Council adopted a catalog of standard street furniture, including litter/recycling containers, bike racks, benches, bollards, street lights, and newspaper racks.
- *Planning Commission.* The Planning Commission does not meet in November; its next regular meeting will be on December 9.
- *Zoning Update Steering Committee.* The Steering Committee did not meet in November. Its next meeting will be December 14.
- *Park Avenue District Advisory Committee.* At its November 10 meeting, the committee heard that Sherwin-Williams plans to off-haul contaminated soil by rail, reducing the number of truck trips; entries in a design competition for the Emeryville Center for the Arts will be displayed at City Hall December 7-17; and Park Avenue utility poles might be removed in February but palm trees in the plaza cannot be planted until May.
- *Public Works Committee.* At its November 18 meeting, the Committee reviewed and approved a proposal to expand the Planning and Building Department's front counter to provide additional workspace for the public and display space for brochures.
- *Transportation Committee.* On November 23 the Committee heard a presentation by John Scheuerman on the proposed Emeryville/Berkeley/Oakland Tram (EBOT) and discussed next steps for coordinating with the Emery Go-Round. The committee recommended that the addition of sidewalks and a bus stop on the west side of Powell in front of the Watergate condos be prioritized, and recommended that Café Duetto coordinate with Public Works in constructing a bulb-out for café seating along Bay Street. The Committee also voted to cancel its December 28 meeting.

- ***Bicycle and Pedestrian Advisory Subcommittee.*** At the November 1 meeting, Alta Planning + Design presented and heard comments on Working Paper #1 for the new Pedestrian and Bicycle Plan: Planning and Policy Review. Alta presented traffic count and collision data and discussed the upcoming public workshop planned for November 6. The Committee also heard a presentation from John Gibbs of WRT about the Powell Street Urban Design Plan, and gave comments and suggestions.
- ***Mobile Food Vendor Task Force.*** Staff attended the task force's meetings on November 8 and 22 and responded to questions regarding zoning regulations for mobile vendors on private property.
- ***Community Events Committee.*** On November 10 the Committee reviewed and approved an application for a wedding at the marina. The Committee also denied an application to renew the permit for the farmers market on Haven Street, as the site has a number of outstanding issues. [The permit was subsequently extended through March 2011 by the City Council.]

II. Planning Division

- ***Development Coordinating Committee.*** There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting is December 15.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - ***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, and will be heard by the Planning Commission on December 9. As the site is part of the East BayBridge 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. Staff enlisted the assistance of Sudhish Mohindroo of SZFM Design Group for design review of the project, and met with him on November 5. A meeting with SZFM and the applicant was held on November 10, at which a number of design improvements were agreed upon.
 - ***Escuela Bilingüe Preschool, 47th Street and San Pablo Avenue.*** This is a proposal to establish a preschool in the Emeryville Farms East building. The applicant is currently working with the property owner of the adjacent parcel at 4520 San Pablo Avenue regarding easements and ensuring that project design does not conflict with pedestrian pathways previously approved as part of a residential development on the adjacent site. The project is tentatively scheduled for the January 27, 2011 Planning Commission meeting.
 - ***4520 San Pablo Townhouses Permit Extension.*** Staff received a request for extension of the use permit and design review permit for 29 townhouses originally approved by the

Planning Commission in April 2006. The extension request is tentatively scheduled for the January 27, 2011 Planning Commission meeting.

- *2100 Powell Street Sign.* A Major Sign permit application for a new monument sign on the front plaza of the 2100 Powell Street office tower along Frontage Road will be considered by the Planning Commission on December 9.
- *IKEA Off-Site Warehouse.* As noted above, on November 2 the City Council passed a resolution formalizing its motion on October 19 to uphold the neighbors' appeal and deny IKEA's application for a use permit and design review for a 55,400 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) to allow customers to pick up large merchandise. IKEA have indicated that they will be looking for another site for their warehouse.
- *64th and Christie Residential Building.* The 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 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 with the applicant on November 13 to discuss a proposed parcel map for the Shellmound building site of the PUD.
- *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, 2010. 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.* As noted above, a study session was held by the City Council on November 2 on the ongoing efforts of Madison Marquette and staff to develop a plan for "Site B" and the unbuild portion of "Site A". Consideration of extension of the Exclusive Right to Negotiate with Madison Marquette is scheduled for the Redevelopment Agency's December 7 meeting.

- *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 scheduled to open on March 6, 2011.
 - *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. 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.
- ***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 approved on November 30.
 - *Clif Bar Photovoltaic Garage Roof, 1400 65th Street*. A minor design review application to install a photovoltaic solar panel system on the roof of the existing garage at the Emery Tech building was approved on November 30.
 - *Signs*
 - *Clif Bar, 1400 65th Street*. A minor sign permit for a projecting sign at the office entrance on 66th Street was approved on November 30.
 - *Pictopia Sign, 1300 66th Street*. A minor sign permit to paint a new wall sign was approved on November 30.
 - *Target Signage, 1555 40th Street*. A minor sign permit for new copy on an existing tower sign at the East BayBridge shopping center, and five wall panel signs on the Target building along 40th Street, was approved on November 30.

– *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 is coordinating with City Attorney's Office for further action.
- *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. The property owner met with Public Works staff and agreed upon a solution (resolved).
- *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 December 2, after which the matter will be referred to the City Attorney's Office (pending).

• ***Advanced Planning Projects.***

- *Zoning Update.* Consultants and staff continue to draft and review sections of the new zoning regulations. The focus in November was consideration of use types in the overlay zones and development of regulations governing home occupations. Staff provided detailed comments on draft zoning maps prepared by the 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 previously reported, the Design Guidelines were approved by the Planning Commission at their October 28. An updated Design Guidelines document and resolution were prepared for City Council review and adoption on December 7.
- *Pedestrian and Bicycle Plan:* As noted above, Working Paper #1: Planning and Policy Review, was completed and presented to the BPAC on November 1. Approximately 20 community members attended a public workshop on Saturday, November 6. Workshop participants provided feedback on a variety of bicycle/pedestrian-related topics and areas for improvement to the facilities. The Technical Advisory Committee (TAC) met on November 8 to plan for the December BPAC meeting. Consultants completed a draft of Working Paper #2: Existing Conditions, Opportunities and Constraints. The TAC reviewed the paper and consultants are preparing a draft to be discussed at the December 6 BPAC meeting. Staff participated in a phone interview with Fehr & Peers to assist in

the development of the Pedestrian and Bicycle Plan. Alta Planning + Design assisted the City with design considerations in conjunction with Caltrans' redesign of the intersection of the Bay Trail path to the Bay Bridge with Shellmound Street.

- *Parks and Recreation Strategic Plan.* Staff sent a draft plan to the Ad Hoc Committee members, sent comments to MIG, and prepared a resolution for the Planning Commission hearing on December 9.
- *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 and 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 21.
- *Sustainable Transportation Plan.* Staff received a draft plan from Nelson\Nygaard.
- *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 the Emeryville 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 November 15, 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 agreed to include the proposed "east fork" of the path at Shellmound Street provided that the City will sign the manifest

for removal of contaminated soil. Alta Planning + Design, and Fehr and Peers, who are preparing the City's new Pedestrian and Bicycle Plan, participated in the meeting. The item is scheduled for presentation to the City Council on December 7.

- *Sea Level Rise.* Regarding Bay Plan amendments on climate change proposed by the San Francisco Bay Conservation and Development Commission (BCDC), City staff studied recommendations from the Bay Planning Coalition, communicated with the East Bay Economic Development Alliance, attended hearings of BCDC and the Association of Bay Area Governments on November 18, and prepared a resolution for the December 7 City Council meeting requesting language clarifying that the policies would only apply within BCDC's regulatory jurisdiction.
- *Countywide Transportation Plan.* The Technical Advisory Working Group for updating the Alameda Countywide Transportation Plan and developing a new Expenditure Plan did not meet this month. The next meeting will be on December 7.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the fifth month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of November 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 November a total of 46 permits have been, based on a total valuation of \$1.7 million and generating about \$40,000 in fees. During the same period, 362 inspections have been conducted, of which 216 (60%) were related to major projects, and 146 (40%) 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's photo voltaic solar panel system, Pixar Phase II, Bridgewater remodel podium renovation (63 units), Clif Bar 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 residential and live-work 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 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 November the Director of Planning and Building received three questionnaires, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building 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 November included:
 - *Pixar Phase II* – 1200 Park Avenue; superstructure, mechanical, electrical, plumbing, and engineer revisions for basement stairs.
 - *Folkmanis* – 1219 Park Avenue; HVAC replacement
 - *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 15 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.
 - *Emeryville Police Station* – 2449 Powell Street; tenant improvements.
 - *Artist Coop* – 1420 45th Street; seismic upgrade, tenant improvements.

- ***Construction Meetings.*** Construction meetings (weekly) and site visits were held in November for the following projects:
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Home Depot* – 3838 Hollis Street; generator.
 - *Amyris* – 5885 Hollis Street, 1st floor; tenant improvements.
 - *Office Max* – 3839 Emery Street; racks and shelving.
 - *MetroPCS* – 5769 Christie Avenue; tenant improvements, remodel.
 - *AC Transit* – 1177 47th Street; hydrogen refueling station.
 - *G by Guess* – 5686 Bay Street; tenant improvements, sign.
 - *Bayer Building O* – 5745 Peladeau Street; replace sewer plumbing serving bathrooms.
 - *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 and photo voltaic solar panel installation.
 - *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 November:
 - *EmeryStation East* – 5885 Hollis Street, 3rd floor; exit passageway to subdivide existing laboratory spaces to create appropriate exiting for future tenants. (TCO)
 - *Pixar* – 1200 Park Avenue; vehicular and pedestrian security kiosk. (TCO)
 - *Pixar Phase II* – 1200 Park Avenue; fifteen sub permit types (finals)

- **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 November, 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 192 counter contacts and 140 telephone queries in November.

- **Field Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for November. 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 362 inspections in November and anticipates this trend to continue throughout this calendar year. This is an average of 181 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 9 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. The Building Division staff has also instituted weekly afternoon meetings with the Fire Department to discuss various technical construction applications, alternate materials and methods of construction proposals from architects and developers, and plan check coordination. Finally, 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

- **American Planning Association California Conference.** Associate Planner Diana Keena and Senior Planner Miroo Desai attended this gathering in Carlsbad on November 1-4. Topics included greenhouse gas emission, including IRS bonds for solar panels; transit oriented development, including how different kinds of transit affect development; a legislative update, including Housing Element and CEQA changes; parking credits, in which cities sell parking rights to developers seeking planning approval; urban farming, which is made easier by regulations appropriate to the zoning district, simple information and application requirements, and a flat application fee; parks, for which public co-creation and partnerships are said to be next; ethics, which include avoiding the temptation to tell officials what they want to hear; and water, including water neutral development (conservation offsets) and a state goal of reducing per capital consumption by 20%.
- **Alameda County Planning Directors Meeting.** On November 12, the Planning and Building Director attended a meeting of Alameda County planning directors hosted by the City of Fremont and held at the offices of the Alameda County Transportation Commission in downtown Oakland. It featured an update from ABAG Planning Director Ken Kirkey on the regional Sustainable Communities Strategy/Regional Transportation Plan process, particularly the development of the "Vision Scenario", place types and policies, "Basecamp" collaboration tool, and the County Corridor Engagement Process. The meeting also included a presentation by City of Fremont staff on their new General Plan 2030 Vision Book, a discussion of BCDC's proposed Bay Plan amendments, and an update on the Countywide Transportation Plan and Transportation Expenditure Plan.
- **EBMUD Regional Private Sewer Lateral (PSL) Ordinance.** The U.S. Environmental Protection Agency (EPA) is directing the East Bay Municipal Utility District (EBMUD) and seven East Bay jurisdictions to create an ordinance in efforts to keep the Bay clean by fixing failing private sewer laterals (PSL) that allow rainwater to infiltrate sewer mains during major rainstorms and cause sewage to escape into the Bay. A private sewer lateral is the pipe that connects the plumbing in a building to the sewer main located in the street and carries sewage from the property to the sewer main. It is the responsibility of property owners to

maintain their sewer laterals. The proposed base criteria for triggering an upgrading of the PSL would include sale of property, improvements greater than \$10,000, or water meter additions or replacement. The new sewer lateral ordinance will be phased in over the course of the next calendar year. Public Works, the Building Division and the City Attorney's Office have met with EBMUD to establish the purpose, expectations, costs, impacts and logistics of the program initially anticipated to be administered January 1, 2011 with various uncertainties of the implementation of the program. During the meeting in November, EBMUD reported that they have received information from the EPA to suspend the program in the interim and suggested a phasing process of implementation as opposed to the initial mandate of January 1, 2011 for administration. Since it appears likely that the City will administer this ordinance, emphasis will be placed on a seamless, less onerous, cost effective process for the community.

- ***Leadership East Bay.*** The Planning and Building Director is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. On Friday, November 12, the City of Emeryville hosted the group for "Government Day" which included presentations by Mayor Ruth Atkin, City Manager Pat O'Keeffe, Emeryville Planning Director Charlie Bryant, and Berkeley Planning Director Dan Marks. The day culminated with a mock City Council meeting during which class participants were called upon to make some tough budget decisions.
- ***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, went live on September 2. Since then, 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. In November, two new computers, each with a pair of monitors facing the staff and public sides, were installed at the front counter to facilitate use of the permit tracking system in processing applications and providing public information.

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	17	0	0	0	0	0	0	0	142
Plumb., Elec., Mech.	32	42	30	27	22	0	0	0	0	0	0	0	153
Fire	14	7	17	6	7	0	0	0	0	0	0	0	51
MON. TOTALS	64	72	114	50	46	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	346
VALUATION													
Residential	892,986	1,563,860	798,750	8,131,497	853,850	0	0	0	0	0	0	0	12,240,943
Sub Permits	241,237	368,467	175,869	27,097	96,949	0	0	0	0	0	0	0	909,619
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	781,209	0	0	0	0	0	0	0	12,631,280
MON. TOTALS	3,156,207	3,348,264	7,139,966	10,405,397	1,732,008	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	25,781,842
FEES COLLECTED													
General Plan	16,345.95	16,474.82	35,558.68	45,136.19	8,803.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,319.01
Building Standards Admin.	151.00	161.00	331.00	437.00	91.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,171.00
Technology Fee	3,145.19	3,294.96	7,111.90	9,027.23	1,760.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,339.95
Building Permit	24,156.45	24,094.82	57,864.41	72,106.87	13,661.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191,883.78
Plan Review	26,674.48	49,535.03	18,906.94	24,230.46	5,914.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,261.36
Energy Review	2,529.95	3,083.10	416.22	2,447.37	818.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,295.34
Electrical Permit	6,389.51	5,985.54	10,772.75	11,720.84	2,012.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,880.71
Plumbing Permit	4,275.09	6,711.42	8,724.66	10,344.06	1,282.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,337.71
Mechanical Permit	2,769.99	3,240.52	8,296.80	1,002.73	1,222.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,532.13
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	320.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,679.14
Microfiche	220.05	264.04	523.58	716.49	136.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,860.41
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	3,367.13	2,845.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,245.54
Sewer Connection	300.00	750.00	5,850.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,350.00
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	39,318.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	605,560

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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	CC approved 10/19/10. PC to consider DA 12/9/10.			CC - 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 passed 11/2/10.			Denied by CC - 11/2/10			
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 w/revisions on 12/10/09. Extension request to be considered by PC on 12/9/10.			PC - 12/10/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom.			CC - 1/20/09			
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 12/21/10.			CC - 11/18/08			
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.			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 approved 2-year extension on 10/28/10.			CC - 11/20/07			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	CC considered 2nd extension request 4/20/10 and directed ord. revision for immediate demolition.			CC - 4/17/07			
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.			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.	Rough grading permit issued 6/22/10. Building permit extended to 6/18/11 at applicant's request.			CC - 5/19/09			
AC Transit Hydrogen Energy Sta. 1177 47th Street	Hydrogen fueling station for zero-emission buses and cars.	Building permit application submitted 7/21/10; second submittal 11/2/10.			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 for solar panels issued 11/8/10.			PC - 4/23/09			
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			
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			
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 for photo-voltaic issued 8/9/10. Permit for 3rd phase photo-voltaic rec'd 11/18/10.			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			

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

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

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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>
<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 held 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. Development Agreement scheduled to be considered by Planning Commission on December 9, 2010 and by City Council on January 18, 2011.</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>

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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>
<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>

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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>
<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>

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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>
<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; issued permit for solar panels on November 8, 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 (ERN) 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. Redevelopment Agency approved extension of ERN on November 16, 2010. Extension of planning permits 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. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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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>
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

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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>
Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.	On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission to consider extension request, and new finding allowing demolition of existing house, on December 9, 2010.	Ali Eslami (510) 774-8387
OFFICE/HIGH TECH PROJECTS			
Pixar Animation Studios, Phase II 1200 Park Avenue FDP08-01	New production building of about 155,000 square feet at northeast corner of Park Avenue and Hollis Street. Phase II includes expansion of surface parking lot and construction of new City park and bike path at east end of campus.	Planning Commission study session on Final Development Plan for Phase II building held August 28, 2008. Planning Commission voted to recommend approval on December 11, 2008. City Council approved on January 20, 2009. Grading and on-site utilities permit application submitted on January 22, 2009. Foundation permit application submitted on January 23, 2009. Issued rough grading permit on March 20, 2009. Superstructure permit application submitted on March 24, 2009. Issued permits for 12 indicator piles on April 7, 2009; underground utilities on April 10, 2009, piles on April 21, 2009 and foundation on May 19, 2009. Underslab mechanical, electrical and plumbing permit issued June 11, 2009. Issued superstructure permit on August 21, 2009 and MEP permit on August 28, 2009.	Tom Carlisle Pixar Animation Studios (510) 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. Temporary certificate of occupancy issued September 2010.	Tom Carlisle Pixar Animation Studios (510) 922-3333

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November 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>
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. Received building permit application for third phase of photo-voltaic system on November 18, 2010.	Dean Rubinson (415) 373-7706
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. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011.	Geoffrey Sears Wareham Development (415) 457-4964
OTHER			
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

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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
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. 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. Resolution formally denying project approved on November 2, 2010.	Doug Greenholz IKEA (303) 868-8211
Police Station Renovation 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Building permit issued May 6, 2010. Revised design approved by Planning staff on July 9, 2009.	Mauricio Moreno Don Dommer Associates (510) 655-7793
Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
Joint City-School Facility 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

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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
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. Six architecture firms have been selected for design competition. Reception to display six entries scheduled for December 6, 2010; winner to be announced December 13.	Sheila Bergman Executive Director (510) 601-0520
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
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