


CITY OF EMERYVILLE

MEMORANDUM



DATE: March 1, 2011
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building 
SUBJECT: **Progress Report – February 2011**

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 February meetings:

February 1, 2011:

- *Streetcar Study.* The City Council held a study session on the proposed Emeryville-Berkeley-Oakland Tram (EBOT) and directed staff to develop a grant proposal for a feasibility study.
- *64th and Christie Residential Building Development Agreement and Amendment of Marketplace Redevelopment Project Planned Unit Development Conditions of Approval.* The Council passed an ordinance that had been introduced on January 18 to adopt a Development Agreement for a 190-unit, 5-story residential building located at the southeast corner of 64th Street and Christie Avenue. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. The Final Development Plan (FDP) for this building was approved by the City Council on October 19, 2010. The ordinance includes an amendment to the conditions of approval of the PUD regarding timing requirements for securing final development plans, building permits and completion of construction of improvements for Phase I of the project. Phase I consists of two separate sites: one at the southeast corner of 64th Street and Christie Avenue and the other bounded by Shellmound Street to the west, Union Pacific Railroad tracks to the east and the Woodfin Suites Hotel to the south.
- *Redevelopment.* The Council passed two ordinances to extend the time limit to repay debt and collect tax increment funds for the two redevelopment areas. These ordinances were introduced at the Council’s special meeting on Saturday, January 22.
- *Ocean Lofts, 1258 Ocean Avenue.* The City Council considered a request for a two-year extension of the approval of a Conditional Use Permit, Design Review and setback Variance to demolish an existing single family residence and construct two detached single family units; and a request to consider a finding approving demolition of the existing house prior to the issuance of a building permit for the replacement structure.

This item was continued from the January 18 meeting due to a small typographical error in the notice sent out to the neighborhood. After deliberation, the Council decided, on a 4-1 vote, to grant the permit extension to April 17, 2011, but to deny the request to demolish the existing single family residence prior to issuance of the building permit for the replacement structure. The Council felt that the existing structure had fallen into disrepair but that it did not amount to a public hazard and amended the conditions of approval to require the applicant to immediately secure the existing building until ready to start construction of the new buildings. A resolution memorializing this vote was passed on a 4-1 vote (Mayor Davis dissenting) on February 15. Meanwhile, the applicant applied for building permits for the two new houses on January 18.

February 15, 2011:

- *Redevelopment.* The Public Financing Authority, Redevelopment Agency, and City Council passed several resolutions approving a cooperative agreement for public improvements and affordable housing in the event that the Redevelopment Agency is eliminated as proposed by the Governor, and approving the issuance and sale of revenue bonds to finance redevelopment activities.
- *Ambassador Housing.* The Redevelopment Agency approved a Disposition and Development Agreement and appropriated approximately \$11 million in Agency funds for predevelopment and construction activities for this 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets.
- *Lawrence Berkeley National Laboratory.* The City Council authorized the Mayor to sign a letter of support endorsing the proposal of Wareham and TMG for a second campus of LBNL in the City of Emeryville.
- *1264 Ocean Avenue.* The Council voted 3-2 to direct staff to begin abatement actions concerning the residence of André Carpiaux at 1264 Ocean Avenue.
- *Kitty's.* The Council heard a status report on this bar's cabaret permit in the aftermath of a fight last month that overwhelmed the resources of the Emeryville Police Department. The cabaret permit expired on December 31 and is in the process of being renewed. Meanwhile, DJ activities have been curtailed until the cabaret license is renewed.
- *Hollis Street Bike Lanes.* The Council agreed to continue the recommendation of the Transportation Committee for bike lanes on Hollis Street between 40th Street and Mandela Parkway to a future meeting pending further study by the Public Works Director.

- **Planning Commission.** The Planning Commission considered the following items at its February 24 meeting:
 - *Sustainable Communities Strategy.* The Planning Commission held a study session on the Sustainable Communities Strategy (SCS), a regional planning process to align land use, transportation and housing to reduce greenhouse gas emissions and house the region's population. The next Regional Transportation Plan and Regional Housing Needs Allocation will have to be consistent with the SCS, and funding will flow to projects and development areas that are consistent with the SCS.
 - *Heart and Soul Center of Light.* The Commission approved a Conditional Use Permit to allow a Religious Assembly use in an existing 15,000 square foot building at 6101 Christie Avenue. The Commission added conditions related to parking and requiring a 3-month compliance review by staff and a 6-month compliance review by the Commission if problems are identified by staff and not satisfactorily resolved.
- **Zoning Update Steering Committee.** The February 22 Steering Committee meeting was cancelled; the next meeting is scheduled for April 26. The Chair and Vice Chair met with staff on February 3 to discuss progress and meeting dates. It was decided that staff would provide written progress reports by email to Steering Committee members for the months of February and March.
- **Park Avenue District Advisory Committee.** At its February 9 meeting, the committee discussed a Park Avenue Festival, tentatively to be held on September 10, and Emeryville Center for the Arts fall programming for Park Avenue Plaza. They also heard updates on other projects in the district, including the impending clean-up of the Sherwin Williams site.
- **Transportation Committee.** At the February 22 meeting, the committee recommended approval for \$3,000 of Measure B funds to be appropriated for Bike to Work Day, with \$500 of those funds going to City programs for the day. The Committee also recommended that paint and flexible bollards be used to prohibit traffic from crossing 40th Street southbound from Hubbard Street into the Target parking lot (left turns from 40th Street would still be permitted), and that a timed loading zone be created on Hollis Street for deliveries at Rudy's Can't Fail Café.
- **Bicycle and Pedestrian Advisory Subcommittee.** At the February 7 BPAC meeting Alta Planning + Design presented a draft list of bicycle and pedestrian improvement projects to be considered for inclusion in the new Pedestrian and Bicycle Plan.
- **Community Events Committee.** On February 9, the Committee reviewed and approved four applications: a wedding at the Marina, a picnic at the Marina, a Weight Watchers Walk-It Day 5K event sponsored by "Go WOW Team!", and the Spring Festival 2011, hosted by the City at the Marina.

II. Planning Division

- ***Development Coordinating Committee.*** The regular meeting of the Development Coordinating Committee scheduled for February 9 was cancelled because all major projects currently being processed have already been reviewed by DCC. The next regularly scheduled meeting will be on March 16.
- ***Current Planning Projects.*** In addition to the projects noted above, staff is processing the following current planning projects:
 - ***Target.*** The new store in the former Expo Design Center building in the East BayBridge shopping center is scheduled to open on March 6, with a “soft opening” ceremony featuring the mayors of Emeryville and Oakland scheduled for March 1. Under the terms of the Memorandum of Understanding with Oakland that governs the center, our staff processed the Design Review approval while Oakland staff handled the building permit. As the project nears completion, Planning staff has made numerous site visits to ensure that the project, as constructed, complies with the Design Review approval. Several corrections have been made based on these inspections, including to the bike racks and trees. Target was granted a Temporary Certificate of Occupancy by the City of Oakland on January 25 and final inspection on February 28, and has stocked store in preparation for the grand opening. This is one of six Target stores across the country opening on March 6, and one of 21 to be opened in 2011.
 - ***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 were approved 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. The Commission’s approval included a number of design changes, which will require the applicant to prepare revised drawings for our review prior to applying to Oakland for a building permit. Staff has had ongoing discussions with Panera about these changes, including a requirement for a mural depicting Emeryville history on the south wall.
 - ***Emeryville Center for the Arts.*** Following a design competition of six local firms, the non-profit organization created by the City to develop an arts and cultural center in the old brick industrial building adjacent to Old Town Hall has selected Jensen Architects of San Francisco to design the new arts center. On January 27 staff met with Jensen Architects and the ECA Executive Director and project manager to discuss the programming and the timeline for permit processing. It was determined that the project would require a Design Review permit and Use Permit to allow the height to exceed 30 feet. It was also determined that a traffic study would need to be prepared for the project in order to qualify for the CEQA “In-fill Exemption”. Staff met with the applicants on February 23 and was informed that an application for a study session would be submitted for the May 24 Planning Commission meeting. The date for a decision hearing is tentatively scheduled for the August 25 meeting.

- *Ambassador Housing Project.* This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. Staff received building permit applications for two townhouse buildings along Adeline Street on December 22, 2010. Staff reviewed the building permit plans and provided comments to the applicant on February 15.
- *Papermill Residential Project, 5780 Hollis Street.* On January 12, staff met with the developer regarding the design of the park that is to be built as part of the project. A community meeting is tentatively being planned for April. A two-year extension of the planning permits for the project was approved by the City Council on December 21. The applicant hopes to submit for a building permit later this year.
- *Escuela Bilingüe, 47th Street and San Pablo Avenue.* This is a proposal to establish an elementary school in the Emeryville Farms East building. The applicant is in negotiations to buy the adjacent parcel at 4520 San Pablo Avenue, which is entitled for a 29-unit townhouse development. The applicant plans to eventually apply for permits for a larger project that will include new buildings on the 4520 San Pablo site and to relocate the entire school from Oakland to this site. Currently, the application for a use permit to locate a preschool on the ground level of the 4550 San Pablo Avenue building, and to eventually occupy the entire building with various grade level classrooms, is scheduled for consideration at the March 24 Planning Commission meeting. Staff met with the applicants to discuss the project on February 16.
- *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. This request is currently on hold pending negotiations to sell the property to Escuela Bilingüe. (See discussion above).
- *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, 2010. 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. As noted above, a Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the City Council on February 1.
- *Bay Street.* On December 7 the Redevelopment Agency approved an extension of the Exclusive Right to Negotiate with Madison Marquette 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.

- *EmeryStation 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 needed to 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. Meanwhile, a building permit for shoring was issued on January 21, 2011 and that work is underway. The building permit for the main building was issued on February 25.
- *EmeryStation 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, 2010. Staff is awaiting the submittal of a building permit application.
- *PRC Medical Offices.* The Planning Commission approved a Use Permit and Design Review to establish a medical office in an existing 15,200 square foot building located at 1335 Stanford Avenue in August 2010. Staff met with the architect on February 16 to clarify certain conditions of approval. A building permit application is anticipated this summer.
- *Public Market Entry Canopy, 5959 Shellmound Street.* An application for a Major Sign Permit and Minor Design Review permit was submitted on February 15 and will be reviewed by the Planning Commission on March 24.
- *Medical Services, 5900 Christie Avenue.* A Conditional Use Permit application to convert an existing office building to medical use by two groups of doctors was submitted on January 3 and will be reviewed by the Planning Commission on March 24.
- *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. The building permit was issued on January 10. The applicant hopes to assemble the house this summer, and has applied for a construction noise waiver for Saturday work, which will be considered by the City Council on March 15.
- *Pictopia Sign, 1300 66th Street.* A Major Sign Permit application for a new wall sign was submitted on February 1 and will be reviewed by the Planning Commission on March 24.

- *Nady Site.* On February 7, staff met with a real estate agent who hopes to market this site on Shellmound Street near Ashby Avenue to potential developers. The development regulations for the site were reviewed. As a result of the new General Plan, the site is now zoned for high-rise mixed-use residential development.

- ***Administrative Cases and Activities.***
 - *Design Review*
 - *IKEA Rooftop Solar Panel System, 4400 Shellmound Street.* A minor Design Review application to install a new photovoltaic solar system on the roof of the IKEA store was approved on February 4.
 - *Novartis Building M Demolition, 1400 53rd Street.* A minor Design Review application to install a parking lot and landscaping in place of Building M on the Novartis campus, which is to be demolished, was received on January 13. Staff is reviewing additional drawings submitted (pending).
 - *Third Floor Window Replacements, 5850 Shellmound Way.* A minor Design Review application to replace all of the third floor windows with new weatherproofed windows was approved on February 4.

- ***Advanced Planning Projects.***
 - *General Plan and Housing Element.* Staff has started work on developing an annual report on the General Plan and Housing Element for review by the Housing Committee (April 6), Planning Commission (April 28), and City Council (May 17).
 - *Zoning Update.* Staff continues to review sections of the new zoning regulations. The focus in February was for staff to finalize use classification definitions and zoning district regulations, review the second draft of the chapter on code administration and permits, and review the first draft of the subdivision regulations. In addition, final edits were made to the base zoning map and the overlay zoning map and forwarded to the consultants. A progress report was sent via email to the Zoning Update Steering Committee and interested parties on February 16, which included links to the various documents as well as an updated chart showing progress on the various components of the new zoning regulations (see Attachment A).
 - *Capital Improvement Program.* Department heads, including the Planning and Building Director, attended a special City Council CIP workshop on Saturday, January 22. However, as a result of the uncertainty concerning the Governor's proposal to eliminate redevelopment agencies, which will affect the funding of many CIP projects, a City Council study session scheduled for March 15, and a Planning Commission review of consistency with the General Plan scheduled for April 28, have been postponed indefinitely.

- *Pedestrian and Bicycle Plan:* A memorandum listing and describing potential pedestrian and bicycle improvement projects was completed and presented to the Bicycle and Pedestrian Advisory Subcommittee (BPAC) at their February 7 meeting. The Technical Advisory Committee (TAC) met on February 28 to discuss prioritization of the projects and prepare for the March 7 BPAC meeting. The TAC also discussed revisions to the schedule to better accommodate consultant production and staff review of administrative drafts of documents (see Attachment B.) A second draft of Working Paper #3: Transportation Profile was completed by consultants and transmitted to staff on February 24.
- *Parks and Recreation Strategic Plan.* The plan was adopted by the City Council on January 18. In February, staff and MIG finalized Council edits to the plan, wrote an article about adoption of the plan for the May Activity Guide, and began preparing an application for an award from the Northern Section of the California Chapter of the American Planning Association.
- *Shellmound Design Guidelines.* On January 25, staff met with our urban design consultants, WRT, and Marketplace developers TMG and their architects to discuss how the proposed Shellmound Design Guidelines will affect the Marketplace Redevelopment Project. TMG agreed to prepare some designs for staff to consider incorporating into the guidelines.
- *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. Components of it have been included as projects in the proposed Capital Improvement Program, and adoption of the plan is scheduled for consideration by the City Council on April 5.
- *Traffic Facilities Impact Fee Update.* Fehr and Peers submitted a memo on February 10 that summarized the existing program, including collection of fees and expenditures since 1992, as well as a schedule for preparation of the update (see Attachment C). Monthly status conference calls with the consultant are scheduled.
- *Sustainable Transportation Plan.* Staff completed updates to the administrative draft plan and sent edits to Nelson\Nygaard, in preparation for a Planning Commission study session in March and a City Council study session in April.
- *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. Archaeological investigation work is underway at the site.

- *9th Street/Greenway Connection.* Our staff is participating in Berkeley's design and construction of the bike path connection between the Emeryville Greenway and the 9th Street Bicycle Boulevard in Berkeley. Construction began on February 28 and should be completed by early to mid-summer.
- *Powell-Stanford Greenway.* On January 27 the Planning Commission approved a finding of consistency with the General Plan of a partial vacation of the Stanford Avenue street right-of-way at the northwest corner of Hollis Street and Stanford Avenue to facilitate a property exchange to accommodate development of the Greenway adjacent to 5701 Hollis Street. The 5701 Hollis Street project, including the proposed property exchange, was previously approved by the Planning Commission on March 26, 2009. As a result of this property exchange, the owners of 5701 Hollis Street will get the City-owned parking lot at Hollis and Stanford, and the City will get a wider Greenway between Powell and Stanford. Construction of this segment of the Greenway is included in the updated Capital Improvement Program. A resolution of intention to vacate the street is scheduled for the City Council's March 1 meeting.
- *Eastshore State Park.* East Bay Regional Park District staff is awaiting City review of a draft agreement for Emeryville to manage the design of the Powell Street Frontage/Upland Area, before reviewing a draft Request for Proposals for a design team prepared by our Planning staff.
- *Sustainable Communities Strategy.* Staff presented a summary of the Sustainable Communities Strategy to the Planning Commission on February 24, as noted above and attended a meeting of the Regional Advisory Working Group (RAWG) on February 1. The group discussed the Initial Vision Scenario and evaluation of project proposals for the Regional Transportation Plan. Emeryville staff echoed Oakland staff in saying that if the RAWG assigns budgets to counties by population, it should include both residents and workers, not just residents.
- *Countywide Transportation Plan.* On February 10, staff attended a meeting of the Technical Advisory Working Group (TAWG) for the Countywide Transportation Plan, County Expenditure Plan and regional Sustainable Communities Strategy. The group discussed the call for projects for the Countywide Transportation Plan, cost estimating guidelines for transportation project proposals, performance measures for evaluating proposed projects, and the Initial Vision Scenario for the Sustainable Communities Strategy.
- *Sea Level Rise.* Planning staff is participating in the Adapting to Rising Tides (ART) project, a joint effort of the San Francisco Bay Conservation and Development Commission (BCDC) and the National Oceanic and Atmospheric Administration (NOAA). While BCDC is developing regional policies to address sea level rise, the ART project will study the western Alameda County corridor between Emeryville and Hayward in more detail. In February, staff sent information on data sources to BCDC staff.

- *Air Quality Thresholds.* Staff attended a meeting on February 23 of the Bay Area Air Quality Management District. Air District staff said they are developing tools to help with city- and site-specific analysis on exposure of potential residents to highway pollutants and effectiveness of mitigation measures. The aim is to assist cities and developers in meeting environmental review requirements without using conservative screening tables or expensive analyses.
- *Water-Efficient Landscape Ordinance.* The City Attorney's Office is reviewing a draft ordinance, which includes Bay-Friendly provisions requested by Stopwaste.org (Alameda County's waste management authority). Emeryville needs to have an adopted Bay Friendly Water Efficient Landscape Ordinance by June to qualify for Stopwaste.org grant funds. The ordinance is tentatively scheduled to be considered by the Planning Commission in April and by the City Council in May.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the summer.
- *Park Avenue Festival.* Staff wrote an article for the May Activity Guide on the proposed Park Avenue Festival tentatively scheduled for September 10.
- *PG&E Addresses.* PG&E is updating its data base of service addresses as part of a shift to a Geographic Information System. Review by cities is important because PG&E collects a utility tax for the cities. Staff compared PG&E's list to ours, made several corrections, and sent comments to PG&E, returning many addresses to Emeryville.
- *PG&E Zero Net Energy Pilot Program.* On February 1, staff met with consultants who are developing a design competition for a prototype project for the PG&E Zero Net Energy Pilot Program. The Sherwin Williams site was identified as a possible location. The consultants were given contact information for Sherwin Williams, and later reported that Sherwin Williams had approved the proposal. The next step will be to define the site design and technical criteria for the competition call based on the discussion with staff and the General Plan.
- *Housing Data for Emery Unified School District.* Staff commented on a draft Dwelling Units Worksheet from the School District.

III. Building Division

- *Permit and Inspection Activity.* The attached tables summarize the eighth month of fiscal year 2010-2011 for building permit (Attachment D) and inspection activity (Attachment E), including the fiscal year totals. The month of February continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal year 2009-2010. For February a total of 31 permits have been issued, based on a total valuation of \$25.3 million and generating \$817,000 in fees. The spike in valuations and permit fees from the month of February is attributable to the EmeryStation Greenway project. During the same period, 366 inspections have been conducted, of which 226 (62%) were related to major projects, and 140 (38%)

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 2010 and will be granted their final certificates of occupancy when Stormwater Operational and Maintenance agreements are in place and other conditions are met. Construction has started on the EmeryStation Greenway project and 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), Krubiner House at 5507 Beaudry Street (a new two-story prefabricated modular house), 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), Bridgecourt Apartments (construction defects), AC Transit hydrogen refueling station, and the City of Emeryville Police Station renovation projects. Building permit applications have been submitted for the Ambassador Townhouse project, Buildings B and C. The Building Division anticipates several new development projects in 2011 including the Papermill residential and live-work project, Bakery Lofts (Phase IV), EmeryStation West/Transit Center, City of Emeryville Fire Station #2 replacement, and the Ambassador Townhouse project, building A.
- **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 February the Director of Planning and Building received two questionnaires, both 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 February included:
 - 2 Commodore Drive – Bathroom sheetrock replacement.
 - Novartis – 5401 Chiron Way, Building 7A; emergency power.
 - 3999 San Pablo Avenue – Remove/replace damaged 400 amp electrical service.
 - EmeryStation Greenway – 5800 Hollis Street; temporary power.
 - 1355 Park Avenue – Underground electrical service change.
 - 1396 Park Avenue – Underground electrical service change.

- *1368 Park Avenue* – Underground electrical service change.
- *1460 Park Avenue* – Underground electrical service change.
- *1368 40th Street* – Underground electrical service change.
- *2475 Powell Street* – Electric meter cabinet installation.
- *Novartis Building T* – 1400 53rd Street; fence/gate relocation.
- *Weiss Associates* – 2200 Powell Street, 9th floor; tenant improvements.
- *2100 Powell Street* – Speculative tenant improvements.
- *City of Emeryville Corp Yard* – 5679 Horton Street; tenant improvement for Emergency Operations Center (EOC)
- *Andante (four buildings)* – 1121 40th Street; construction defect repairs.
- *Courtyards at 65th* – 1465 65th Street; phase 16-23, 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.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in February for the following projects:
 - *Pixar Phase II* – 1200 Park Avenue; 155,000 square foot production/office building.
 - *Amyris* – 5885 Hollis Street, 1st floor; tenant improvements.
 - *AC Transit* – 1177 47th Street; hydrogen refueling station.
 - *Bridge Court Apartments* – 1221-1231 and 1321-1331 40th Street Building II; exterior building envelope renovation.
 - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence.
 - *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; shoring and underpinning.

- **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.
 - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence.
 - *AC Transit* – 1177 47th Street; hydrogen refueling station.
 - *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 2010.

- *EmeryStation Greenway* – 5800 Hollis Street; 91,000 square foot laboratory building; foundation.
 - *Emeryville Police Station* – 2449 Powell Street; renovation, tenant improvements.
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults.
- ***Projects Completed or Nearing Completion.*** During February, no temporary or final certificates of occupancy were granted. Ten sub permit types have received final building permit signoffs.
 - ***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 February, 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 14 applications submitted.
 - ***Contacts and Inquires.*** Building Division staff fielded a total of 145 counter contacts and 141 telephone queries in February.
 - ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for February. 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 366 inspections in February and anticipates this trend to continue throughout this calendar year. This is an average of 183 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 10 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 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. Now that the 2010 California Building Codes are in effect, Building staff continues to participate in training and discussion reviewing the new code administration, interpretations, and field inspection applications. The Building Division staff has also instituted weekly afternoon meetings with the Fire Department to discuss various technical construction applications, alternate materials and methods in construction proposals from

architects, 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

- ***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, February 11, the group met all day at the Lawrence Berkeley National Laboratory (LBNL) for “Transportation, Science and Research Day”. Presentations were made by Jeff Miller, Head of Public Affairs for LBNL; Cory LaVigne, Director of Service Development and Planning for AC Transit; Tess Lengyel, Programs and Public Affairs Manager for the Alameda County Transportation Commission; Farid Javandel, Transportation Manager for the City of Berkeley (and Mayor of the City of Albany); Venkat Srinivasan, LBNL Staff Scientist working on electric vehicle battery research; and Merrian Fuller, LBNL Principle Research Associate working on home energy efficiency outreach efforts. Following the presentations, the group got a tour of the LBNL campus, including the Advanced Light Source (ALS) in the former Cyclotron building, a specialized particle accelerator that generates bright beams of X-rays for scientific research; the Molecular Foundry, which conducts research at the nanoscale (10,000 times smaller than a human hair); and the National Center for Electron Microscopy, featuring the world’s largest electron microscope.
- ***Planning Outreach to Students.*** Senior Planner Miroo Desai organized and participated in providing information regarding planning issues and planning as a career to Oakland International High School students on February 3. This was done in association with the Northern Section of the California Chapter of the American Planning Association.
- ***Building Division Code Enforcement Actions.*** For the month of February, “Requests for Services” were investigated as follows:
 - *1077 43rd Street, Unit A.* During January’s Community Preservation Committee meeting, the property owner made comments concerning his attempts to comply with the Building Division directive and address the cause and repairs of the unit as a result of recent rains. The tenant was asked to vacate the premise as a result of the disconnected electrical service and water intrusion, which rendered the unit uninhabitable. A permit was obtained in December to abate the issues; however coordination between the owner and tenant to repair the unit proved to be difficult. Building Division staff received a letter of certification for code compliance from a licensed electrician in addition to staff’s inspection of the electrical system for life safety minimum compliance, as a result of which the unit was granted occupancy. Subsequently the tenant filed a code enforcement action to resolve alleged property maintenance issues. A notice of violation was sent to the property owner to comply within two weeks of the notification. The property owner has complied, the unit is habitable and the case abated.

- ***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 the 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. The Public Works Department, Building Division and City Attorney's Office are currently reviewing the City of Piedmont and EBMUD draft agreement as a model for our ordinance. The ordinance will establish objectives, expectations, costs, impacts and logistics of the program with emphasis on a seamless, less onerous, cost effective process for the community.
- ***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 February 23 to review cost recovery projects associated with Pixar in preparation for a meeting with the City Attorney's Office and Finance Division scheduled for March 2.
- ***Website Update.*** The Planning Division main page now has a heading under the menu bar called "Plans in Progress". This page includes links to the recently adopted Parks and Recreation Strategic Plan, and to the Sustainable Transportation Plan and Pedestrian-Bicycle Plan, which are 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 and GIS.*** CRW TRAKiT, the Planning and Building Department's new permit tracking software, has now been live for six months, since September 2. Staff has been using the software to track permits as they travel through the application process. Staff continues to meet every two weeks (February 9 and 23) to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Our intern has now entered historical planning project data back to 2005 and is assisting the IT Manager in the development of the City's Geographic Information System (GIS) by editing General Plan map layers so they resemble the maps in the printed General Plan, and by correcting address locations.
- ***Economic Development Project Meeting.*** On February 25, the Planning and Building Director attended a meeting with the Economic Development and Housing Director, Public Works Director, City Attorney, and City Manager to review the status of various economic

development projects and programs. These on-going meetings are coordinated by the Economic Development and Housing Director and fulfill one of the goals of the City's management team.

- ***Office Cleanup Day.*** On Monday, February 28, the Planning and Building Department held its fifth office cleanup day following successful previous efforts in June 2009, October 2009, March 2010, and August 2010, with the focus again on individual work spaces. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Staff has agreed that this should be a regular event, so further cleanup days will be scheduled in the coming months. Afterwards, interested staff members relaxed with an evening of bowling.

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" (Attachment F), 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 (Attachment G).

Attachments:

- A. Zoning Update Progress Chart
- B. Pedestrian and Bicycle Plan Schedule
- C. Traffic Impact Fee Update Schedule
- D. Building Permit Activity Table
- E. Inspection Activity Table
- F. Major Projects Bar Chart
- G. Major Projects Table

Zoning Update Progress

Chapter/Section	Description	Status/Comments	Level of Effort 1 - easiest, 5 - most difficult					Code ready *
				Initial Drafting Phase	Initial Staff Review	Second Draft	Final Staff Review	
Ch 1 Introductory Provisions	Overall purposes of zoning and subdivision regulations & zoning maps, general rules that govern their applicability & use	This is a relatively short chapter.	1					
Ch 2 Base Zones	Purpose statements, regs that apply uniquely to ea zone, use table w/what uses are allowed in each zone, home occupation	Use table complete, 15 base zones id'd, home occupation done	5					
Ch 3 Additional Use & Development Regs								
Includes standards & regulations that apply generally to all zones								
Parking & Loading				Reviewed by Steering Committee				<input checked="" type="checkbox"/>
Signs		Off-site signs to be further discussed during review of entire code.		Reviewed by Steering Committee				<input checked="" type="checkbox"/>
Bonus System - Height, Floor Area, Density				Reviewed by Steering Committee				<input checked="" type="checkbox"/>
Non Conforming Uses, Structures, & Lots			2					
Other Regulations & Stds	General site regs/stds for specific uses & activities, affordable housing, landscaping, telecom facilities, performance stds, etc.	Some existing regulations will not change. Id'd reg's unique to particular uses.	4					
Ch 4 Subdivisions	Expands & refines provisions & regs in existing subdivision ordinance, to conform to the current Subdivision Map Act	Needs Public Works review	2					
Ch 5 Overlay Zones	Purpose statements, regulations that apply to each overlay zone, use table - showing how uses are customized in overlays.	Use table complete	3					
Ch 6 Administration & Permits	Establishes the Planning Agency, defines procedures, permit types, & level of review.	Lengthy chapter	4					
Ch 7 General Terms								
Use Classifications	Complete list & definitions of use classifications		5					
List of Terms & Definitions	Definitions of all key terms used in the ordinance	To be drafted last	2					
Zoning Maps								
Base Zones Map			3					
Overlay Zones Map			2					

Completed Dec 14 2010 to Feb 14 2011

Attachment A

* Ready for incorporation into draft code for final Steering Committee and staff review.

Pedestrian and Bicycle Plan Schedule

Working Deliverables Schedule			
Date	Task	Deliverable	Notes
Tuesday, March 01, 2011		Bike Boulevard Document - Admin Draft	
Monday, February 28, 2011		Ranked Improvements Excel Table	
Monday, February 28, 2011		TAC #6	Review prioritized list of projects, revise, re-rank.
Monday, March 07, 2011		BPAC #6	Comments on proposed projects and ranking exercise
Monday, March 14, 2011		TAC #7 Bike Boulevard Document - City Comments Due	Bicycle Boulevards, Implementation & Funding discussion, Draft Outline of Plan
Monday, March 28, 2011		Bike Boulevard Document - Public Review Draft	
Monday, April 04, 2011	4.1	BPAC #7	Bicycle Boulevards
Monday, April 11, 2011		Working Paper 4 Recommended Ranked Improvements - Admin	Includes programs, design guidelines, project description sheets, bike sharing study.
Monday, April 11, 2011		Working Paper 5 Funding and Implementation Plan - Admin Draft	Funding and Implementation Plan
Monday, April 25, 2011		Working Paper 4 Recommended Ranked Improvements - City Comments Due	LAB Bicycle Friendly Communities Action Plan
Monday, April 25, 2011		Working Paper 5 Funding and Implementation Plan - City Comments Due	
Monday, April 25, 2011		TAC #8	Discuss Edits to WP 4 and WP 5
Monday, May 02, 2011		BPAC #8	Update BPAC on Status of Ped Bike Plan - PPT summarizing on Working Paper 4 & 5, incorporating city's comments, Note upcoming workshop
Saturday, May 21, 2011	4.3	Community Workshop #2	Present Recommended Projects
Monday, June 06, 2011	8.2	Administrative Draft Ped and Bike Plan	10 copies (Incorporates Edits to WP4 and WP5)
Monday, June 27, 2011		TAC #9	Discuss Administrative Draft Ped and Bike Plan
Monday, July 11, 2011	8.2	Public Review Draft Pedestrian and Bicycle Master Plan	20 copies
Wednesday, August 10, 2011		Public Comment Period Closes	
Thursday, August 18, 2011		TAC #10	Discuss Public Comments/ Hearing Schedule/Process
Thursday, September 08, 2011	8.3	Public Hearing Draft Pedestrian and Bicycle Master Plan	20 copies
	4.4	Public Works Committee Presentation	Third Thursday
	4.4	Transportation Committee Presentation	Fourth Tuesday
	4.4	Study Session for Planning Commission	
	4.4	Planning Commission	Fourth Thursday except no meeting in Nov and 2nd Thurs in Dec
	4.4	Study Session for City Council	
	8.4	Final Pedestrian and Bicycle Master Plan	20 copies
	8.5	Executive Summary	20 copies
	4.4	City Council final review and adoption	
	6.4	Grant Applications	Up to three

City of Emeryville Transportation Fee Update - Schedule (as of 2/10/2011)																																																								
Task	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
	24-Jan	31-Jan	7-Feb	14-Feb	21-Feb	28-Feb	7-Mar	14-Mar	21-Mar	28-Mar	4-Apr	11-Apr	18-Apr	25-Apr	2-May	9-May	16-May	23-May	30-May	6-Jun	13-Jun	20-Jun	27-Jun	4-Jul	11-Jul	18-Jul	25-Jul	1-Aug	8-Aug	15-Aug	22-Aug	29-Aug	5-Sep	12-Sep	19-Sep	26-Sep	3-Oct	10-Oct	17-Oct	24-Oct	31-Oct	7-Nov	14-Nov	21-Nov	28-Nov	5-Dec	12-Dec	19-Dec	26-Dec	2-Jan						
Task 1: Project Management																																																								
Task 2: Confirm Existing Fee Program Applicability			DM		FM																																																			
Task 3: Define Capital Improvement Program for Fee																																																								
3.1 Assemble Model Plans and Document			DM**								FM**																																													
3.2 Transportation Assessment							DM													FM																																				
3.3 Prioritize Projects with City Council																																																								
3.4 Alternative Funding Sources																																																								
3.5 Transportation Report																																																								
Task 4: CIP Cost Estimates and Conceptual Engineering																																																								
Task 5: Nexus Study																																																								
Task 6: Environmental Documentation (if required)																																																								
** Date dependant on completion of the Bicycle and Pedestrian Plan																																																								
Notes: DM = Draft Memo, FM = Final Memo, CM = Community Meeting, DR = Draft Report, FR = Final Report																																																								

	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	25	19	11	0	0	0	0	197
Plumb., Elec., Mech.	32	42	30	27	22	19	27	20	0	0	0	0	219
Fire	14	7	17	6	7	9	4	0	0	0	0	0	64
MON. TOTALS	64	72	114	50	46	53	50	31	0	0	0	0	
												FISCAL YEARLY TOTAL	480
VALUATION													
Residential	892,986	1,563,860	798,750	8,131,497	853,850	1,758,725	754,691	196,900	0	0	0	0	14,951,259
Sub Permits	241,237	368,467	175,869	27,097	96,949	58,250	83,881	75,620	0	0	0	0	1,127,370
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	781,209	8,048,652	843,971	25,017,131	0	0	0	0	46,541,034
MON. TOTALS	3,156,207	3,348,264	7,139,966	10,405,397	1,732,008	9,865,627	1,682,543	25,289,651	0	0	0	0	
												FISCAL YEARLY TOTAL	62,619,663
FEES COLLECTED													
General Plan	16,345.95	16,474.82	35,558.68	45,136.19	8,803.37	48,396.99	8,503.68	118,594.63	0.00	0.00	0.00	0.00	297,814.31
Building Standards Admin.	151.00	161.00	331.00	437.00	91.00	422.00	95.00	1,064.00	0.00	0.00	0.00	0.00	2,752.00
Technology Fee	3,145.19	3,294.96	7,111.90	9,027.23	1,760.67	9,803.40	1,700.75	23,718.96	0.00	0.00	0.00	0.00	59,563.06
Building Permit	24,156.45	24,094.82	57,864.41	72,106.87	13,661.23	74,953.74	13,283.41	192,010.24	0.00	0.00	0.00	0.00	472,131.17
Plan Review	26,674.48	49,535.03	18,906.94	24,230.46	5,914.45	48,368.91	15,121.93	19,824.85	0.00	0.00	0.00	0.00	208,577.05
Energy Review	2,529.95	3,083.10	416.22	2,447.37	818.70	3,964.76	225.04	3,504.45	0.00	0.00	0.00	0.00	16,989.59
Electrical Permit	6,389.51	5,985.54	10,772.75	11,720.84	2,012.07	12,383.79	1,992.42	38,111.30	0.00	0.00	0.00	0.00	89,368.22
Plumbing Permit	4,275.09	6,711.42	8,724.66	10,344.06	1,282.48	11,190.62	1,028.03	34,548.77	0.00	0.00	0.00	0.00	78,105.13
Mechanical Permit	2,769.99	3,240.52	8,296.80	1,002.73	1,222.09	10,368.02	564.71	32,428.51	0.00	0.00	0.00	0.00	59,893.37
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	320.21	2,056.31	314.40	5,447.68	0.00	0.00	0.00	0.00	12,497.53
Microfiche	220.05	264.04	523.58	716.49	136.25	741.99	130.59	1,921.15	0.00	0.00	0.00	0.00	4,654.14
Fire Dept. Fees	5,352.21	2,833.02	16,847.43	3,367.13	2,845.75	20,575.27	1,733.02	66,076.79	0.00	0.00	0.00	0.00	119,630.62
Sewer Connection	300.00	750.00	5,850.00	0.00	450.00	1,350.00	2,096.80	8,250.00	0.00	0.00	0.00	0.00	19,046.80
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,280.60	0.00	0.00	0.00	0.00	1,280.60
Traffic Impact	0.00	1,182.20	0.00	0.00	0.00	922.88	0.00	0.00	0.00	0.00	0.00	0.00	2,105.08
School	0.00	0.00	221.84	0.00	0.00	0.00	6,186.51	42,242.19	0.00	0.00	0.00	0.00	48,650.54
Art Public Places	0.00	0.00	0.00	0.00	0.00	23,352.07	0.00	227,894.52	0.00	0.00	0.00	0.00	251,246.59
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	268,850.75	52,976.29	816,918.64	0.00	0.00	0.00	0.00	
												FISCAL YEARLY TOTAL	1,744,306

INSPECTION LOG FY 10/11

PROJECT	VALUATION	PERMIT ISSUED	STATUS	INSPECTIONS - FY 2010-2011												TOTAL
				Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	
CLIF BAR	\$7,034,502	30-Mar-10	99%	25	29	33	39	2	6	3	14					151
CITY OF EMERYVILLE POLICE STATION	\$2,788,000	30-Jun-10	45%	15	10	25	45	30	36	28	36					225
EMERYVILLE MARINA-South Basin dock	\$2,225,280	11-Nov-09	90%	2	2	4	6	2	1	0	1					18
LIQUID SUGAR - Buildings C&D defects	\$1,475,729	16-Mar-10	75%	15	19	25	28	33	24	20	25					189
MAGNOLIA TERRACE-5Plex	\$1,586,820	29-Jun-10	90%	1	5	8	31	20	12	15	12					104
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	70%				22	19	22	18	24					105
OAK WALK - Mixed Use Project	\$17,514,105	31-Oct-07	99%	0	0	0	0	0	0	0	0					0
PIXAR (PHASE II)	\$67,950,000	19-May-09	70%	109	112	119	97	110	99	96	114					856
PIXAR West Village (PHASE V)	\$7,070,000	17-Dec-09	99%	25	4	4	2	0	0	0	0					35
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	0%								0					
CITY INSPECTIONS	CONT.	CONT.	CONT.	93	117	116	159	146	169	100	136					1036
CODE ENFORCEMENT	CONT.	CONT.	CONT.	0	0	1	0	0	1	3	4					5
				285	298	335	429	362	370	283	366					
																2,724

Planning and Building Department
Major Development Projects
February 2011

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	City and EUSD collaborating on environ review. Voters approved \$95 million bond measure 11/2/10.						
Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session tentatively 5/26/11. PC hearing tentatively 8/25/11.						
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. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
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.						
Escuela Bilingüe 4550 San Pablo Ave.	Preschool - 7,500 s.f. in existing building.	PC hearing 3/24/11.						
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved 12/9/10.						
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	CC approved 10/19/10. PC approved DA 12/9/10; CC approved DA ordinance 2/1/11.						
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.						
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.						
Papermill Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	CC approved 11/18/08. CC approved second extension on 12/21/10.						
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	Extension request on hold pending sale of property to Escuela Bilingüe.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Bldg permit app for townhouses submitted 12/21/10. RA approved DDA 2/15/11.			PC - 12/10/09			
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 extended to 6/30/11.			PC - 8/27/09			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	CC approved extension of use permit 2/15/11. Building permit application filed 1/18/11.			CC - 4/17/07			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Shoring permit issued 1/21/11. Building permit issued 2/25/11.			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. Issued 12/22/10.			PC - 1/22/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	PC approved 2/28/08. Building permit issued 1/10/11. Noise waiver scheduled for CC 3/15/11.			PC - 2/28/08			
Police Station Renovation 2449 Powell St.	Modernize and upgreade 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			
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			
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	Tenant improvements finaled 9/2/10. Permit for 3rd phase solar panels issued 12/14/10.			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			
Target 1555 40th St.	Retail - 140,000 s.f. in former Expo Design Center building	Oakland issued building permit 6/25/10, TCO 1/25/11, and finaled 2/28/11. Store to open 3/6/11.			DPB - 2/19/10			

Glossary of Abbreviations:

CC =	City Council	GPA =	General Plan Amendment
CEQA =	California Environmental Quality Act	HQ =	Headquarters
CO =	Certificate of Occupancy	IS/MND =	Initial Study/Mitigated Negative Declaration
CUP =	Conditional Use Permit	MEP =	Mechanical, Electrical, and Plumbing
DA =	Development Agreement	OPA =	Owner Participation Agreement
DDA =	Disposition and Development Agreement	PC =	Planning Commission
DEIR =	Draft Environmental Impact Report	PD =	Police Department
DPB =	Director of Planning and Building	PDP =	Preliminary Development Plan
DR =	Design Review	PUD =	Planned Unit Development
EIR =	Environmental Impact Report	RA =	Redevelopment Agency
EUSD =	Emery Unified School District	RFP =	Request for Proposals
FDP =	Final Development Plan	TCO =	Temporary Certificate of Occupancy
FEIR =	Final Environmental Impact Report	TI =	Tenant Improvement

Planning & Building Department
Status of Major Development Projects - City of Emeryville
February 2011

<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 held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>

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<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. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 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. 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 and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 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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<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>
<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>

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RESIDENTIAL AND LIVE-WORK PROJECTS			
Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010.	Amir Massih Archstone Smith (510) 235-1170
Baker Metal Live-Work 1265 65 th Street and vacant lot fronting Ocean Avenue UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room. Five new townhouses on vacant lot between Ocean Avenue and Peabody Lane.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009. Received building permit application for Ocean Avenue Townhouses on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011.	Sasha Shamzad MRE Commercial (510) 849-0776
Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 st Street, and conversion to five independent living units for people with developmental disabilities.	Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009. Building permit application was approved on March 26, 2010 and was issued on June 29, 2010. Groundbreaking ceremony held May 10, 2010. Received application for solar panels on October 6, 2010; issued permit for solar panels on November 8, 2010.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295

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<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. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011.</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>
<p>4520 San Pablo Townhouses Northeast corner of San Pablo Avenue and 45th Street UP06-06 and DR06-10</p>	<p>Development of 29 new townhouse units on southern portion of "Emery Farms East" site.</p>	<p>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. Third extension request on hold pending sale of property to Escuela Bilingüe.</p>	<p>Ramiro Marini (415) 307-8107</p>

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<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.</p>	<p>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 considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. Building permit applications submitted on January 18, 2011. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011.</p>	<p>Ali Eslami (510) 774-8387</p>

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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. Building permit approved on October 14, 2010; ready to issue. Issued building permit on January 10, 2011. Construction noise waiver scheduled for March 15, 2011 City Council meeting.	Seth Krubiner (415) 602-3326
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
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. Issued building permit for third phase of photo-voltaic system on December 14, 2010.	Dean Rubinson (415) 373-7706

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<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Panera Bread Southwest corner 40th & Horton Sts. UPDR10-001</p>	<p>4,000 square foot restaurant pad in northeast corner of Target parking lot.</p>	<p>Planning Commission approved December 9, 2010.</p>	<p>Christopher Wadleigh (949) 702-0700</p>
<p>Target 1555 40th Street DR09-25</p>	<p>Renovation of vacant former Expo Design Center store at East BayBridge Shopping Center for a new approximately 140,000 square foot Target store.</p>	<p>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. Oakland issued temporary certificate of occupancy on January 25, 2011 and finalized building permit on February 28, 2011. Store scheduled to open March 6, 2011.</p>	<p>John Dewes Target (612) 761-1558</p>

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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. Revised design approved by Planning staff on July 9, 2009. Building permit issued May 6, 2010.	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
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Preschool for up to 100 children, ages 35, in 7,500 square feet on ground floor of Emeryville Farms building.	Planning Commission public hearing scheduled for March 24, 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
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

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<p>Emeryville Center for the Arts 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. Sheila Bergman selected as Executive Director in May 2010. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. Planning Commission study session tentatively scheduled for May 26, 2011, and public hearing for August 25, 2011.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>
<p>AC Transit Hydrogen Energy Sta. 1177 47th Street UP08-09, DR08-20</p>	<p>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.</p>	<p>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. Building permit issued on December 22, 2010.</p>	<p>Jaimie Levin AC Transit (510) 891-7244</p>