




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

We help the people of Emeryville develop and realize
their vision for the built environment.

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

May 3, 2011:

- *Sustainable Transportation Plan.* The City Council reviewed the draft plan and made comments. The Council directed staff to take the draft plan to the Transportation Management Association, the Bicycle/Pedestrian Advisory Subcommittee, and the Transportation Committee before revising it and bringing it back for consideration.
- *Kitty’s Bar.* The Council approved a renewal of the cabaret permit, but only for Saturdays and Sundays between 4 p.m. and 8 p.m. to allow for special parties and events. This was memorialized in a resolution passed on May 17. Kitty’s has been sold and the new owners will take over July 1, without a cabaret permit, but with a jukebox.
- *I-80 Integrated Corridor Mobility Project.* The Council heard an update on this proposal to electronically monitor and control traffic flow on I-80 through detector loops, video cameras, and electronic signage with variable speed limits.
- *Sewer Laterals.* The Council passed an ordinance introduced on April 5 amending the Municipal Code to require property owners to have a verification test of their sewer laterals, and replace the laterals if they fail the test, before (1) selling their property, (2) obtaining a building permit for construction valued at \$100,000 or more, or (3) changing the size of their water meter. The ordinance also requires grease interceptors for new and remodeled food service establishments, a requirement that was previously enforced by the East Bay Municipal Utility District (EBMUD). This ordinance is in response to a lawsuit filed by the U.S. Environmental Protection Agency and the Regional Water Quality Control Board against EBMUD and the cities that it serves, including Emeryville.

- *Food Vendors.* The Council passed an ordinance introduced on April 5 related to food and non-food vendors in the public right-of-way. This was based on the recommendations of the Street Vendor Task Force previously created by the Council to study the issue. Food vendors would have to obtain a permit from the Police Department and a business license, and would be subject to a number of restrictions, including hours from 6 a.m. to midnight, a 200-foot separation from brick-and-mortar restaurants and other mobile food vendors, and a prohibition from locating in the RM Medium Density Residential and SM Shoreline Management zones. Non-food vendors would be subject to similar regulations, with hours limited from 8 a.m. to 7 p.m. The ordinance also covers farmers markets, which would get a single permit for all of their vendors, who would not be subject to the 200-foot separation requirement from each other.
- *Appeal Procedure.* At the request of Councilmember Bukowski, the Council discussed the procedures for appealing Planning Commission decisions to the City Council and decided to make no changes.

May 17, 2011:

- *Public Market Entry Canopy, 5959 Shellmound Street.* The Council unanimously approved TMG's application for a new entrance canopy and three new signs at the Emeryville Public Market. This had been denied by the Planning Commission on March 24. The project was redesigned in response to the Commission's comments, and the design approved by the Council incorporated the Commission's suggestions.
- *1025 W. MacArthur Boulevard.* The Redevelopment Agency approved acquisition of a property that was previously part of the MacArthur-San Pablo Mixed Use Project, which has gone into foreclosure. The Agency previously acquired the portion of the site fronting San Pablo Avenue, so will now own the entire site and intends to develop an affordable housing project.
- *General Plan and Housing Element Annual Report.* The Council adopted a resolution approving the 2010 General Plan Annual Progress Report (including the Housing Element) and authorizing its submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The report and resolution were sent to both agencies on May 24.
- *Bay Friendly Demonstration Garden.* The Council authorized removal of 14 trees behind the Civic Center that are diseased. A Bay Friendly Demonstration Garden will be planted in their place.
- *Business License Tax.* The Council voted to place measures on the November ballot to eliminate the cap on the business license tax and to raise the rate from 0.08% to 0.10% of gross receipts.

May 19, 2011 (special meeting):

- *Escuela Bilingüe Internacional.* The Council unanimously approved the Escuela Bilingüe project, a pre-K through 8th grade private school in an existing 28,000 square foot building at 4550 San Pablo Avenue between 45th and 47th Streets. The school would occupy the building in three phases over approximately four years as current leases held by Social Vocational Services (portion of first floor) and Living Hope Christian Center (second floor) expire. The existing parking area would be reconfigured to provide approximately 90 parking spaces, a play area and landscaping. The Planning Commission had approved the project unanimously on March 24, and it was appealed by three 45th Street neighbors. The Council’s approval included four new conditions:
 1. Pick-up and drop-off traffic will be re-routed to 47th Street.
 2. Design of the mid-block path will be approved by the Planning Commission, and the Council can require the installation of gates in the future if security becomes an issue.
 3. The school will prepare and implement a Transportation Demand Management (TDM) plan to educate parents and staff to use arterial streets and not drive through the Triangle neighborhood, and to encourage the use of carpools, vanpools, transit, bicycling, and walking.
 4. Additional bike racks will be provided at a ratio of one space per eight students.
- **Planning Commission.** The Planning Commission considered the following items at its May 26 meeting:
 - *Powell-Stanford Greenway.* A conceptual design for a Greenway segment between the Powell/Hollis corner and the Stanford/Peladeau corner was considered by the Commission at a study session. The Commission was presented with two options and the majority preferred Option A. It was suggested that the City should provide guidance on what to do at the Powell/Hollis and Stanford/Peladeau intersections. It was generally felt that the pathway should make a better connection to the Powell/Hollis crosswalk and therefore bending it accordingly or increasing the size of the plaza would be appropriate. The Commission was supportive of the “drops of water” paving treatment and liked the idea of glass aggregate. It was suggested that the corridor was originally for an electrified rail line and that there was a good mural in Oakland depicting this. A concern over festoon lighting and vandalism was expressed and it was suggested that options for protection be considered.
 - *Bullseye Glass, 4515 Hollis Street.* A Conditional Use Permit and Minor Design Review permit application to refurbish and reuse an existing 11,627 square foot building was approved unanimously by the Commission. The use will include artisanal glass sales and warehousing, as well as classroom and showroom space, with a new main entrance and canopy, and parking in a side lot off of Hollis Street.
 - *Pak N Save Upgrade, 3889 San Pablo Avenue.* A Major Sign Permit and Minor Design Review Permit for a façade upgrade and new signage was approved unanimously by the Commission.

- *Interim Zoning Regulations Amendments for Personal Services and Light Wholesaling and Distribution.* The Commission unanimously approved, and recommended City Council adoption of, an amendment to the Interim Zoning Regulations to designate Personal Services as a permitted use in the MUR Mixed Use with Residential and MUN Mixed Use with Non-Residential zoning districts, and to designate Light Wholesaling and Distribution as a conditionally permitted use in the MUR Mixed Use with Residential zoning district. The Ordinance will be introduced at the City Council meeting on June 21 and is expected to be passed on July 5, taking effect on August 4.
- *Amendments to the Municipal Code Related to Demolition of Residential Structures and Significant Structures.* The Commission unanimously approved, and recommended City Council adoption of, amendments to the Zoning Ordinance regarding findings for the demolition of significant structures, and to the Building Code regarding the timing of the issuance of demolition permits for residential structures and significant structures. Other minor modifications to both provisions are also proposed to make them more parallel in structure and easier to understand. The Ordinance will be introduced at the City Council meeting on June 21 and is expected to be passed on July 5, taking effect on August 4.
- **Zoning Update Steering Committee.** The Zoning Update Steering Committee did not meet in May; the next meeting is scheduled for June 28.
- **Park Avenue District Advisory Committee.** At its meeting on May 11, the committee discussed activities for the September 10 Park Avenue Festival. The group heard that the Park Avenue Plaza should be completed by August and Sherwin-Williams excavation for site remediation should start in July.
- **Transportation Committee.** At its May 24 meeting, the Committee forwarded the BPAC recommendation for bike lane striping on Hollis Street to the Council without changes; forwarded a recommendation for a prohibition of motor homes, buses and large tractor-trailer trucks on the south side of Powell Street; and continued an item relating to parking on the south side of 62nd Street until the next meeting. The Committee also forwarded a recommendation for a stop sign on 65th Street at Christie, as requested by AC Transit, and forwarded a recommendation for an extended red curb south of the Artists Co-op's driveway.
- **Bicycle Pedestrian Advisory Committee.** At the May 2 meeting, the Committee recommended approval of a new design for Hollis Street at 40th that includes bicycle lanes; gave suggestions to Callandar & Associates for the design of the Powell-Stanford Greenway segment; and heard a presentation by Alta Planning + Design on the Community Workshop planned for May 21 on the Pedestrian and Bicycle Plan, and on Working Paper #4, *Recommended Improvements and Programs*. The committee also discussed their vision for the San Pablo Avenue corridor.
- **Community Events Committee.** On May 11 the Committee reviewed and approved two applications; one for weddings at the Marina, one for the Emeryville Police Department's Bicycle Rodeo.

- **Public Information Task Force.** This staff group met on May 11 to coordinate mailing lists and discuss outreach methods.

II. Planning Division

- **Development Coordinating Committee.** The DCC met on May 11, with representatives from the Planning and Building, Public Works, Economic Development and Housing, Police, and Fire Departments, and the City Attorney's Office, discussing the following projects:
 - *24-hour Operation for 7-Eleven at 40th and San Pablo.* DCC members expressed concerns about this proposal, and suggested that staff recommend that hours be restricted to 6 a.m. to midnight. Police representatives said that the most problematic times are between midnight and 4 a.m. Suggestions were made for security cameras and "no loitering" signs in the parking lot.
 - *6101 Christie Avenue Medical Offices.* This use would share a space that has previously been approved for religious assembly. The medical use is purchasing the building, and have indicated that they will be able to use the office space that is not being used by the church. Parking and landscaping were discussed.
 - *Powell-Stanford Greenway.* The committee had a number of constructive suggestions for this section of the Greenway between the Powell/Hollis and Stanford/Peladeau intersections. It was suggested that the two alternatives be combined into a single scheme for the Planning Commission study session.
- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *Escuela Bilingüe Internacional, 4550 San Pablo Avenue.* As noted above, at a special meeting on May 19 the City Council approved a Conditional Use Permit on a 5-0 vote with modifications to the conditions of approval for a school that includes pre-kindergarten through 8th grade classes in an existing 28,000 square foot building. The school will occupy the building in three phases over approximately four years as current leases held by Social Vocational Services (portion of first floor) and Living Hope Christian Center (second floor) expire. The existing parking area will be reconfigured to provide required parking spaces, a play area and landscaping. The Planning Commission had previously approved the project unanimously on March 24 and that decision was appealed by three neighbors. Staff met with the applicant and appellants in an attempt to resolve their differences on May 12 and May 17, and attended a neighborhood meeting orchestrated by the appellants at the Senior Center on May 14.
 - *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).

- *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. The project will require a Design Review permit from the Planning Commission, and a traffic study is being prepared for the project to qualify for the CEQA "In-fill Exemption". A study session is scheduled for the Planning Commission's June 23 meeting, with a decision hearing in September. The project was reviewed by DCC on April 13 and staff attended a community meeting on May 31 where the latest plans were presented and discussed.
- *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, 2010. Under the terms of the Memorandum of Understanding with Oakland that governs the East BayBridge retail center, Emeryville is handling the Planning entitlements while Oakland will handle the building permits. The Commission's approval included a number of design changes, which were made by the applicant prior to applying to Oakland for a building permit. Oakland is currently reviewing the building permit application and expects to issue the permit shortly.
- *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, and provided comments to the applicant on February 15.
- *Papermill Residential Project, 5780 Hollis Street.* On May 16, staff met with the developer, Archstone, to discuss the process of site remediation, construction, and the design of the public park associated with this 166-unit residential project. A community meeting on the park design is anticipated in June or July with Planning Commission consideration in August and Council approval in September.
- *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. A Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the City Council on February 1.
- *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 and the project is now under construction. On June 21, the City Council will consider a Noise Ordinance waiver to allow Saturday construction for concrete pours on June 25 and July 9.

- *Pixar, Phase II.* On May 23, Planning staff conducted a site visit to consider the final certificate of occupancy (CO) for the project. Tours of the building, which is currently being occupied under a temporary certificate of occupancy (TCO) issued on April 15, were held for City staff on May 24 and 25.
- *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 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.
- *Sherwin Williams Site.* An application for a grading permit for site remediation was received on March 1. The Planning Division signed-off the permit on April 21; it is still under review by other departments. On May 2, the State Department of Toxic Substances Control (DTSC) held a community meeting at Old Town Hall on the draft community safety plan with all the people who will be involved in carrying out and monitoring the site cleanup. Pre-remediation began in May, including fencing of the former Rifkin property, installation of sidewalk cover and sound barrier along Horton Street, installation of perimeter air monitoring equipment, on-site extension of the railroad spur, and operation of the soil vapor extraction system.
- *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. On March 15, the City Council approved a construction noise waiver for one

weekend (Saturday and Sunday) between June 11, 2011 and September 4, 2011 from 8:00 a.m. and 6:00 p.m. The applicant plans to assemble the house on the weekend of July 9-10.

- *7-Eleven, 40th Street and San Pablo Avenue.* This is a proposal for a 24-hour store that will sell a variety of convenience items, including fresh produce and sandwiches, but not including alcohol, in the retail space of the Oak Walk project at the corner of 40th Street and San Pablo Avenue. Under the conditions of approval of the Oak Walk project, such a 24-hour store is allowed at this location, provided that alcohol is not sold and it is not a source of noise before 7 a.m. or after 10 p.m. Because of the store's potential to cause noise and disruption for the Oak Walk residents and other neighbors, it has been determined that any operating hours earlier than 7 a.m. or later than 10 p.m. must be approved by the Planning Commission. The conditional use permit application was received on May 10 and will be reviewed by the Commission on June 23. As noted above under "Development Coordinating Committee", staff will recommend that the hours be limited to 6 a.m. to 12 midnight. A minor Sign Permit for four new signs was submitted on May 26 and is pending approval by staff.
- *6101 Christie Medical Use.* A Conditional Use Permit application for a new medical services use was received on May 2 and will be reviewed by the Planning Commission on June 23.
- *PRC Medical Group Use Permit.* On August 26, 2010, the Planning Commission approved a Conditional Use Permit and Design Review to establish medical offices in an existing 15,200 square foot building located at 1335 Stanford Avenue. On May 2, staff met with the architect and applicant to discuss the requirements of the planning approvals in preparation for applying for a building permit. The design of the private parking lot across the street, which is being reconfigured as part of the Papermill Mixed Use Project's conversion of the adjacent City parking lot into a park, was also discussed.
- *Self Storage, 40th and Adeline Streets.* Staff met with an architect and prospective applicant about a proposal to convert the existing brick building at the northeast corner of 40th and Adeline Streets to self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. A Planning Commission study session is tentatively scheduled for July 28 pending the submittal of plans.
- *Magnolia Terrace.* On May 9, staff attending a "grand opening" ceremony for this five-unit residence for developmentally disabled adults that 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, and a building permit was issued on June 29, 2010. The project is substantially complete and is expected to apply for a temporary certificate of occupancy (TCO) shortly.

- *Kitty's*. On May 19, the Planning Director, Police Chief, and Economic Development staff met with the new owners of this troubled bar on Hollis Street north of 67th. They are planning to take over operations on July 1 and will have a juke box but no disc jockey or cabaret permit. Staff reviewed the history of the bar and the expectations for the new owners, who pledged their cooperation in running a quality, low-impact establishment.

- ***Administrative Cases and Activities.***

- *Design Review*

- *Green Rehab of House, 5855 Vallejo Street*. A minor Design Review permit was submitted on February 2. Staff requested numerous changes to the plans, and the applicant resubmitted updated plans on April 11 and May 6 for review. Staff found these new plans satisfactory, and approved the project on May 17.
- *Blackdot Wireless AT&T, 1255 Powell Street*. A minor Design Review permit was submitted on March 31 for a wireless facility to be installed on the water tower with an equipment cabinet to be located next to the sidewalk. Staff requested additional photo simulations to show proposed screening (pending).

- *Signs*

- *Hyatt Hotel Temporary Banners, 5800 Shellmound Street*. A minor Sign Permit for three temporary banners and three coverings for existing Woodfin signage was submitted on May 24. (pending).
- *AMC Graphic, 5614 Bay Street*. A minor Sign Permit for one large temporary banner over the main doors of the AMC Theater at Bay Street, advertising Pixar's new movie, *Cars 2*, was submitted on May 25 (pending).
- *7-Eleven Signage, 4000 San Pablo Avenue*. A minor Sign Permit for four new signs, two channel letter wall signs and two projecting cabinet signs for the proposed 7-Eleven was submitted on May 26 (pending).
- *Black Diamond Café*. An application to install two hanging signs for a café located at 6399 Christie Avenue (ground floor of Avenue 64 apartment building) was received on April 20 and approved on May 5.

- ***Advanced Planning Projects.***

- *General Plan and Housing Element*. Staff completed the City Council staff report and resolution for the 2010 General Plan Annual Progress Report. The resolution was approved by Council on May 17 on consent. The Annual Report and resolution were transmitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development on May 24.

- *Zoning Update.* Staff continues to review sections of the new zoning regulations. Staff comments on the Administration chapter are being consolidated for transmittal to the consultants. Planning staff met with the City Attorney's Office on May 16 to coordinate their review of the new Zoning Ordinance.
- *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 draft of *Working Paper 4: Recommended Improvements and Programs* was submitted by consultants for staff review. The Technical Advisory Committee (TAC) met on May 10 to discuss the working paper and its three appendices. Staff comments were transmitted to the consultants on May 25. Staff also made a ranked list of bus stops by ridership, updated it and added bus routes for each stop. The second community workshop was held on May 21. There was a good turnout; approximately 30 community members attended and provided feedback on proposed improvement projects and priorities. Staff and consultants have teamed up on a special outreach effort to get input from high school students.
- *Parks and Recreation Strategic Plan.* The plan was adopted by the City Council on January 18. In May, staff sent copies of the plan to eateries who agreed to display them, and emailed a link to the plan to City staff and 126 other interested parties. Unfortunately, we learned that we did not win the award for which the plan was nominated 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. A follow-up meeting was held on May 6, and staff agreed to consider some of TMG's proposed features at the Marketplace for incorporation into the Guidelines. The Guidelines are scheduled for Redevelopment Agency consideration in August. The recent acquisition of the Woodfin Hotel by Hyatt may provide an opportunity to implement streetscape improvements on that block, including a pedestrian connection between the sidewalk and the hotel's front door.
- *Powell Street Urban Design Plan.* This plan for the Powell Street corridor between Christie Avenue and Frontage Road was adopted by the City Council on April 5. The impetus for the plan was to optimize travel by all modes in response to traffic projections for several major development projects in the vicinity of the most congested portion of Emeryville's roadway system. The plan includes improvements for pedestrian, bicycle, transit, and motor vehicle circulation as well as significant visual enhancements at this

important gateway to the City. Components of it have been included as projects in the proposed Capital Improvement Program.

- *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. Monthly status conference calls with the consultant are scheduled.
- *Sustainable Transportation Plan.* This draft plan prepared by Nelson\Nygaard addresses transit, transportation demand management, parking, pedestrian and bicycle connectivity and safety, and wayfinding. As noted above, the City Council reviewed the draft plan on May 3, and directed staff to refer it to the Transportation Management Association (TMA), the Bicycle/Pedestrian Advisory Subcommittee (BPAC), and the Transportation Committee for review and comment. On May 19 staff met with the TMA, which requested clarification and additions (need for a permanent bus yard, renewal of the property based business improvement district, and an engineering study of street capacity) and said bus lanes are a high priority. Staff identified which ideas in this plan are in the draft documents for the Pedestrian and Bicycle Plan. BPAC and Transportation Committee review are scheduled for June.
- *I-80 Bicycle Pedestrian Bridge.* The City's consultants are completing the Final Project Report for submittal to Caltrans, which includes the 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 has been completed. The schedule for advertising the project for bids will be controlled by Union Pacific's review and agreement.
- *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. Grading and drainage, as well as the concrete and decomposed granite pathways, bulbouts, signs, markings, benches, and trash cans are complete. The project should be substantially complete in June.
- *Powell-Stanford Greenway.* Staff attended a homeowner's association meeting at Elevation 22 on April 27, an on-site community meeting on May 4, and a staff-consultant meeting on May 11, and helped Economic Development and Housing staff prepare the staff report for a Planning Commission study session on May 26.
- *Park Avenue Festival.* Staff met with the Community Services Department and the City Manager's Office and emailed the Emeryville Center for the Arts director to plan for the festival scheduled for September 10.

- *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 sent projections of Emeryville's growth inside and outside of the Priority Development Area to Alameda County Transportation Commission staff for their use in responding to the Initial Vision Scenario, which had been issued by the Association of Bay Area Governments and the Metropolitan Transportation Commission.
- *Regional Transportation Plan.* At the May 3 Regional Advisory Working Group meeting, staff heard that projects proposed for the Regional Transportation Plan will be evaluated in terms of performance targets and cost/benefit ratio. Performance targets address air quality, safety, health, open space, economics, mode share or travel time, traffic reduction, and facility condition.
- *Countywide Transportation Plan and Measure B.* At the May 12 county-wide Technical Advisory Working Group meeting, staff learned that polling shows voter support for renewal of Measure B for road maintenance, transit and traffic reduction. Staff worked with Economic Development and Housing Department staff to complete a survey on Transportation Expenditure Plan parameters for Measure B.
- *Bay Plan Amendment.* Staff attended a May 19 panel discussion held by the San Francisco Bay Conservation and Development Commission (BCDC), including environmentalists, business representatives and a planning organization representative. On May 27, BCDC staff issued proposed language for a June 2 hearing. The proposed language deletes "discourage development" in habitat areas, leaving that policy at encouraging preservation; deletes references to the word "Infill" and the California Climate Adaptation Strategy; changes "may be approved" to "encourage" for base reuse, infrastructure necessary for existing or planned development, concentrating development near existing or committed transit service, and natural resource restoration or enhancement; and changes "may be approved" to "encourage" – if they do not negatively impact the Bay or public safety – repairs, small projects, interim projects and public parks. Based on direction received at the June 2 meeting, BCDC staff will draft an amendment for adoption in September.
- *Adapting to Rising Tides.* 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. Staff attended a web-based training on May 13. The main points were that vulnerability assessments provide a basis for setting priorities; the cost of upgrading projects to handle sea level rise is small compared to overall project cost; and assessments identify infrastructure, social, economic and environmental vulnerabilities.

- *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 adopt a Bay Friendly Water Efficient Landscape Ordinance this year to qualify for Stopwaste.org grant funds.
- *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission and City Council consideration in the winter.
- *Census 2010.* Staff completed a survey on the Local Update of Census Addresses program.
- *Christie Avenue Properties.* Staff met internally on May 5 to discuss future development on properties on the east side of Christie Avenue between 59th and 64th Streets that are, or soon will be, owned by the Redevelopment Agency.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the eleventh month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. The month of May 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 May a total of 57 permits have been issued, based on a total valuation of \$7.4 million and generating \$224,000 in fees. During the same period, 208 inspections have been conducted, of which 118 (57%) were related to major projects, and 90 (43%) 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. In May, Pixar West Village received its certificate of occupancy and Pixar Phase II is expected to be completed next month. 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, 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 (building envelope remediation), 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, and Bakery Lofts (Phase IV). The Building Division anticipates several new development projects in 2011 including the Papermill residential and live-work project, Guitar Center tenant improvements at the Public Market, Sherwin Williams grading and site remediation work, EmeryStation West/Transit Center, City of Emeryville Fire Station #2 replacement, and the Ambassador Townhouse project, building A, B and C.

- **Customer Feedback Questionnaire.** The Building Division has reinstated the Planning and Building Department Questionnaire. The questionnaire is intended for all applicants who conduct business relating to planning or building services and provides feedback to staff in our efforts to continually improve customer service. This information enables staff to reevaluate our current administrative processes 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 May 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 May included:
 - *Bank of America* – 4120 San Pablo Avenue; HVAC replacement.
 - *Sherwin Williams Site* – Shoring/grading.
 - *Escuela Bilingüe Internacional* – 4550 San Pablo Avenue; pre-school tenant improvements and seismic upgrade for change of use.
 - *Courtyards at 65th* – 1465 65th Street; structural repairs.
 - *LBA Management Offices* – 2000 Powell Street, 1st floor; tenant improvements.
 - *Public Market* – 5959 Shellmound Street; storefront, demising wall improvement.
 - *ConnectV* - 1400 65th Street; tenant improvements.
 - *Intelligrated* – 5903 Christie Avenue; tenant improvements.
 - *Brennan* – 2200 Powell Street, 10th floor; tenant improvements.
 - *Novartis Building 4* – 5300 Chiron Way, 3rd and 5th floors; tenant improvements.
 - *Libitsky Family Foundation* – 1165 Park Avenue; exit landing improvements.
 - *4336 San Pablo Avenue* – Seismic upgrade improvements.
 - *2200 Powell Street* – Restroom upgrades; floors 1-9.
 - *2000 Powell Street* – Restroom upgrades; floors 1, 3, 8, 10, 12, 14, 16.
 - *Tempsys* – 5701 Hollis Street; tenant improvements.
 - *7 Eleven Store* – 4000 San Pablo Avenue; tenant improvements.
 - *Bridgewater Apartments* – 6400 Christie Avenue; clothes washer/dryer improvements.
 - *Emeryville Medical Complex* – 6101 Christie Avenue; tenant improvements.
 - *The Workshop* – 4052 Watts Street; tenant improvements.
 - *Allegro Ballroom* – 5855 Christie Avenue; tenant improvements.
 - *Bullseye Glass* – 4514 Hollis Street; tenant improvements.
 - *Paula LeDuc* – 1350 Park Avenue; parking improvements.
 - *Powell Street Plaza* – 5700 Christie Avenue; accessibility ramp upgrades.

- *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.
- **Construction Meetings.** Construction meetings (weekly) and site visits were held in May 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. A temporary certificate of occupancy was granted on April 5.
 - *Krubiner House* – 5507 Beaudry Street; new two-story prefabricated modular single-family residence. Assembly is scheduled for July 9-10.
 - *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.** 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 May:
 - *Pixar West Village* – 4240 Hollis Street; CO issued May 9.
 - 15 sub permit types (final)
- **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 May, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 5 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 17 applications submitted.
- **Contacts and Inquires.** Building Division staff fielded a total of 177 counter contacts and 162 telephone queries in May.
- **Field Inspections.** The Building Division continues to observe consistency in the amount of inspection requests for May. 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 208 inspections in May and anticipates this trend to continue throughout this calendar year. This is an average of 104 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 5 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

- **Chamber of Commerce “Vision Awards”.** On May 25, the Planning and Building Director attended the Chamber’s 25th anniversary celebration and “Vision Awards” ceremony. The commendations included “Visionary Awards” to past Emeryville luminaries, including former City Manager John Flores; “Vision Awards” to current luminaries such as Wareham and TMG; Pioneer Awards to those involved in Emeryville’s growth and development, including Chiron, Trader Vic’s, and the Oaks Club; a “Founders Award” to Ken Bukowski and Greg Harper for their roles in founding the Chamber 25 years ago; and the “Emeryville Chamber Joseph S. Emery Lifetime Achievement Award” to Mayor Nora Davis.
- **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, May 13, the group met all day at the Berkeley Public Library for “Economic Development Day”. Presentations were made by a representative of Berkeley developer Patrick Kennedy’s Panoramic Interests; Helen Bean, Emeryville’s Economic Development and Housing Director; the President of the Berkeley Convention and Visitors Bureau and Film Office; Bob Canter, President and CEO of the Emeryville Chamber of Commerce; and Rod Howard, Chairman of the Board of the Berkeley Chamber of Commerce. The day wrapped up with a very interesting panel discussion featuring representatives of the Solano Avenue Association, Downtown Berkeley Association, and Telegraph Avenue Property Business Improvement District. The following Wednesday, May 18, the program’s graduation ceremony was held and the Planning and Building Director received his “diploma”.
- **Planning Outreach.** Senior Planner Miroo Desai organized and participated in a social mixer for Planners of Color on May 21 in San Francisco. This was done in association with the northern section of the American Planning Association.
- **Bike to Work Month.** May was Bike to Work Month, and Planning and Building staff participated in the regional “Team Bike Challenge” cosponsored by 511.org, Kaiser Permanente, the Metropolitan Transportation Commission, the Bay Area Air Quality Management District, the Bay Area Bicycle Coalition, Clif Bar, REI, Adobe, and others. Four teams were formed including the Directors of Planning and Building and Public Works, as well as staff members from those departments and Administrative Services, Community Services, and Economic Development and Housing. Collectively, these four teams constituted the “City of Emeryville Team”. Throughout the month of May, we logged our miles and competed with other teams from throughout the region for fabulous prizes as well as fame and glory. Overall, we placed 16th out of 58 medium-sized Bay Area employers, behind Specialized Bicycles (#1), Sun Light and Power (#2), REI Berkeley (#3), MTC (#8), and the State Coastal Conservancy (#11), and beating out Lockheed Martin (#24), LSA Associate (#33), the Port of Oakland (#37), the City of Dublin (#38), Children’s Hospital Oakland (#41), and Amyris (#43). Events during the month included a “lunch and learn” bicycle safety talk by the East Bay Bicycle Coalition, and a “Bike Away from Work” block party in Old Oakland on the evening of Bike to Work Day, May 12.

- **Golden Gate Lock and Key, 3706 San Pablo Avenue.** At the request of the Redevelopment Agency, the Building Division assisted in structural assessment of Buildings A and B at 3706 San Pablo Avenue in May. Attendees included the Economic Development and Housing Department's Housing Coordinator; the Chief Building Official, a Building Inspector, and the Building Division's structural engineering consultant. Prior to the site visit, property files were reviewed and indicated two structures located within the same parcel. Further the property files indicated:
 - Both were unreinforced masonry buildings (URM) and identified on the Building Division's URM list.
 - Building A files indicate that a permit for seismic upgrade, storefront, parking and landscape improvement was issued on January 20, 2006. (Applicant: PSK Development LLC)
 - No information, engineer's signoff or field inspection signatures to attest to the seismic work for Building A is complete and in substantial compliance. Subsequently the permit expired, which was noted on June 15, 2009.
 - Building B property files indicate no permits or records.

The site observations made by staff are as follows:

- Buildings A and B are currently vacated and secured.
- Visible seismic upgrades to Building A are apparent. (i.e. bolts/plates/rods installed which tie the brick parapet to the roof structure).
- The west elevation parapet of Building A and the unreinforced brick in various areas (roof line, parapet) appear to be projecting over the public right of way.
- Building B exhibits a conventional framed bowstring truss system with two points bearing on exterior walls (typical).
- Building B exhibits breaks in two bottom cord trusses located mid-span of the building.
- Electrical and gas meters for both buildings A and B are disconnected. Staff identified an electrical meter service independent of the two buildings and a service drop for a billboard facing Linden Street.

The Building Division recommendations for mitigation are as follows:

- Any of the following three items would be acceptable for mitigation of the unreinforced masonry parapet of Building A:
 1. Secure engineer services to design/support the brick projection into the public right of way (i.e. continuous metal fabric band, mesh or equivalent, epoxy anchored). Building permit required.
 2. Secure the services of a licensed general contractor to remove the *only* the brick parapet. Demolition permit required.
 3. Install pedestrian protection, scaffolding with protective covering, ADA compliant. Encroachment permit required.
- Building B requires no mitigation or repair as the building is current unoccupied, vacant and secured.
- Buildings A and B must remain secured and vacant.

Under the City's Preservation Ordinance, the Golden Gate Lock & Key building is considered a "significant structure", which precludes the Building Division from issuing a demolition permit. The Planning Division is currently working on amendments to the Preservation Ordinance to allow the Building Division to issue a demolition permit for significant buildings if the City Council makes a finding that this "is in the best interest of the public health, welfare, or safety". This ordinance is scheduled to be introduced at the June 21 Council meeting and passed on July 5, with an effective date of August 4. It is then anticipated that the Council will make the finding to allow demolition of the Golden Gate Lock and Key building at the August 16 meeting, after which a demolition permit can be issued.

- **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 nine months, since September 2. Staff has been using the software to track permits as they travel through the application process. Staff met on May 4 and 18 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Our former intern has entered historical planning project data back to 2005, and has assisted the IT Manager in the development of the City's Geographic Information System (GIS) by geocoding address locations. Following a demonstration and evaluation, staff has decided to add the "CodeTRAK" module to our TRAKiT software. This will allow us to track code enforcement cases as easily as we can now track building and planning permits. We have received a cost estimate from CRW and identified funding; a contract will be prepared in the near future for City Manager approval. Like the rest of the TRAKiT system, this new module will be funded by the Technology Fee, a 0.1% surcharge on building permits.
- **Planning Intern.** On June 1, former Economic Development and Housing intern Anthony Amiewalan will transfer to the Planning and Building Department for two months. Another intern, also with GIS experience, has been lined up to replace Anthony in August.

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.

Plan it! Build it! Do it!

	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	15	17	16	0	245
Plumb., Elec., Mech.	32	42	30	27	22	19	27	20	20	25	28	0	292
Fire	14	7	17	6	7	9	4	0	7	5	13	0	89
MON. TOTALS	64	72	114	50	46	53	50	31	42	47	57	0	
												FISCAL YEARLY TOTAL	626
VALUATION													
Residential	892,986	1,563,860	798,750	8,131,497	853,850	1,758,725	754,691	196,900	716,152	389,073	75,995	0	16,132,479
Sub Permits	241,237	368,467	175,869	27,097	96,949	58,250	83,881	75,620	768,685	28,857	83,361	0	2,008,273
Commercial	2,021,984	1,415,937	6,165,347	2,246,803	781,209	8,048,652	843,971	25,017,131	891,937	2,291,028	7,211,597	0	56,935,596
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	2,376,774	2,708,958	7,370,953	0	
												FISCAL YEARLY TOTAL	75,076,348
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	8,255.66	11,587.09	36,847.39	0.00	354,504.45
Building Standards Admin.	151.00	161.00	331.00	437.00	91.00	422.00	95.00	1,064.00	91.00	117.00	318.00	0.00	3,278.00
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	1,651.12	2,317.43	7,356.92	0.00	70,888.53
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	11,271.10	18,665.72	57,918.73	0.00	559,986.72
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	34,380.95	48,512.85	70,280.49	0.00	361,751.34
Energy Review	2,529.95	3,083.10	416.22	2,447.37	818.70	3,964.76	225.04	3,504.45	818.68	8,322.20	9,115.83	0.00	35,246.30
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	2,890.04	2,961.25	11,555.92	0.00	106,775.43
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	468.60	1,722.30	9,962.56	0.00	90,258.59
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	461.40	2,262.81	9,244.81	0.00	71,862.39
S.M.I.P.	209.39	607.88	1,383.39	2,158.27	320.21	2,056.31	314.40	5,447.68	247.90	481.48	1,530.48	0.00	14,757.39
Microfiche	220.05	264.04	523.58	716.49	136.25	741.99	130.59	1,921.15	65.79	157.38	575.32	0.00	5,452.63
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	2,959.27	478.50	6,985.34	0.00	130,053.73
Sewer Connection	300.00	750.00	5,850.00	0.00	450.00	1,350.00	2,096.80	8,250.00	750.00	450.00	2,250.00	0.00	22,496.80
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	64,311.51	98,036.01	223,941.79	0.00	
												FISCAL YEARLY TOTAL	2,130,595

Planning and Building Department

Major Development Projects

May 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 6/23/11. PC hearing tentatively 9/22/11.						
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 extnesion 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 extnesion 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.						
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	PC approved 5/26/11.				PC - 5/26/11		
Bullseye Glass 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	PC approved 5/26/11.				PC - 5/26/11		
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.				CC - 10/19/10		
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		
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 approved second extension on 12/21/10.				CC - 11/18/08		
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	Extension request on hold pending sale of property to Escuela Bilingüe.				PC - 12/14/06		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	CC approved on appeal 5/19/11. Phase I building permit application submitted 5/25/11.			CC - 5/19/11			
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved 12/9/10. Building permit application under review by City of Oakland.			PC - 12/9/10			
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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	PC approved 2-year extension on 10/28/10. Build permit application submitted 4/4/11.			CC - 11/20/07			
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.	Building permit issued 1/10/11. Noise waiver approved by CC 3/15/11. Assembly 7/9/11.			PC - 2/28/08			
Police Station Renovation 2449 Powell St.	Modernize and upgrade existing PD headquarters.	DPB approved DR 8/29/08. Building permit issued 5/6/10. DPB approved revised design 7/9/09.			DPB - 7/9/09			
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			
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, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Superstructure permit issued 8/21/09. TCO issued 4/15/11. CO pending			CC - 1/20/09			
Clif Bar Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Tenant improvements finalized 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			
Pixar West Village 4240 Hollis St.	Office - 55,000 s.f. in existing building	Building permit issued 12/17/09. TCO issued September 2010. CO issued 5/9/11.			DPB - 7/27/09			

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

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

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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. Received building permit application for 7-Eleven tenant improvement on May 10, 2011.</p>	<p>Stuart Gruendl BayRock Residential (510) 873-8880</p>

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<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. Two year extension approved by 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. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>

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<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. Grand opening ceremony held May 9, 2011.</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. 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>

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<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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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011.</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>	

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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 approved by City Council on March 5, 2011. Grading and site work started May 17, 2011. Assembly scheduled for July 9.	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. Temporary certificate of occupancy issued April 15, 2011. Final CO pending.	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. Final certificate of occupancy issued May 9, 2011.	Tom Carlisle Pixar Animation Studios (510) 922-3333

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Clif Bar Emery Tech Building 1400 65 th Street UP98-5, DR98-5	Renovation of about 75,000 square feet in existing office building for office, conference, cafeteria, fitness area, and childcare for corporate headquarters of energy bar company.	Emery Tech use permit approved by Planning Commission June 25, 1998. Zoning compliance review issued by Planning Director June 19, 2009 finding that project was consistent with existing use permit. Building permit application received January 19, 2010. Building permit issued March 30, 2010. Building permit for photo-voltaic system issued August 9, 2010. 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
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. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 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 approved December 9, 2010. Building permit application under review by City of Oakland.	Christopher Wadleigh (949) 702-0700

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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	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 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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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. Building permit issued on December 22, 2010.	Jaimie Levin AC Transit (510) 891-7244
Emeryville Center for the Arts 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Sheila Bergman 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 June 23, 2011 and public hearing for September 22, 2011.	Sheila Bergman Executive Director (510) 601-0520
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
Bullyseye Glass 4515 Hollis Street UPDR11-001	Refurbish and reuse existing 11,627 square foot building for artisanal glass sales, warehousing, classrooms, and showroom.	Approved by Planning Commission on May 26, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920