




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

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

June 7, 2011:

- *Emeryville Center for the Arts.* The City Council held a study session on an adaptive reuse proposal that will involve renovation of an existing, 30,000 square foot vacant building at 4060 Hollis Street, adjacent to Old Town Hall, to accommodate an arts and cultural center.
- *Community Development Commission.* The Council passed an urgency ordinance creating the Community Development Commission of Emeryville (CDCE), an entity enabled by State law that will allow the City’s housing and redevelopment programs to continue, with whatever resources are left, if the State is successful at eliminating the Redevelopment Agency. In the future, all Agency activities will be administered by the CDCE.
- *BART Station Name.* The Council approved the Mayor’s proposal to move forward with requesting BART to rename the MacArthur BART station to add Emeryville to the name, as called for in the General Plan.
- *Off-Site Signage.* In response to a citizen request, the Council directed staff to prepare amendments to the City’s sign regulations for Council consideration to allow sandwich board signs on the sidewalk in front of businesses, off-site directional signs to businesses in less-trafficked locations and farmers’ market signs throughout the city.

June 21, 2011:

- *Tree Ordinance Violation.* The Council considered an appeal of a fine that had been imposed by staff for the illegal cutting of street trees on the south side of Park Avenue in the block just west of the Civic Center. The Council upheld the fine, but since the applicant is planning to completely rebuild the sidewalk and planting strip on this block, they decided to credit the amount of the fine towards the cost of this work.
- *Emery Station Greenway Noise Waiver.* The Council considered a request for Saturday concrete pours at the Emery Station Greenway project on July 9 and 16. The applicant requested 7 a.m. to 6 p.m., with finishing working extending to 9 p.m. After discussing several options, the Council finally approved 8:30 a.m. to 7:30 p.m. with finishing work extending to 10:30 p.m.
- *Interim Zoning Regulations Amendment for Personal Services and Light Wholesaling and Distribution.* The Council unanimously approved the first reading of an ordinance that will amend 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 was recommended for approval by the Planning Commission at their May 26 meeting, 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 Council unanimously approved the first reading of an ordinance that makes 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 included to make them more parallel in structure and easier to understand. The Ordinance was recommended for approval by the Planning Commission at their May 26 meeting, and is expected to be passed on July 5, taking effect on August 4.
- *Park Avenue Festival.* The City Council approved changing the date of the Park Avenue Festival to Saturday, September 17, from 6:00 p.m. to 9:00 p.m., with family activities at 3:00, ribbon cutting and music at 5:00, and dancing at 6:00.
- **Planning Commission.** The Planning Commission considered the following items at its June 23 meeting:
 - *Emeryville Center for the Arts.* The Commission held a study session on an adaptive reuse proposal that will involve renovation of an existing, 30,000 square foot vacant building at 4060 Hollis Street to accommodate an arts and cultural center. All of the Commissioners expressed excitement over the ambitious project, but expressed concern that the program was trying to fit too many things into too small a space. Issues identified

included storage and delivery space; the design of the plaza between the Center and Old Town Hall, including removal of the existing fountain and landscaping; the location and functionality of the café; and that the “back of house” spaces were too large in relation to everything else. Concerning issues that had been identified by staff, the Commissioners felt that the interior location of the retail space was acceptable; that the exterior trash enclosure was also acceptable; that the trees on 40th Street should remain in their present locations behind the sidewalk rather than being replaced with new trees next to the curb; and that the “parklet” on Hollis for outdoor seating not a good location. It was suggested that the parklet could be made temporary at first to see how it works. Concerning reduced programming to reflect budget constraints, the Commissioners agreed that the retail space and café could be implemented in a later phase, and that the café could be reduced to a small coffee shop.

At Chair Flores’s request, a special Planning Commission meeting was set for Monday, July 18, at 6:30 p.m. for the Commissioners to walk through the existing building at 4060 Hollis Street. The meeting will be open to the public and will convene in front of Old Town Hall and then walk over to the site.

- *AC Transit Tree Removal, 1177 47th Street.* The Commission unanimously approved a request to remove and replace two street trees located on 45th Street fronting the AC Transit Bus Maintenance facility at 1177 47th Street. The tree removal is necessitated as part of the Use Permit for a Hydrogen Fueling Station that was approved by the Planning Commission on January 22, 2009.
- *7-Eleven 24-hour Operation.* The Commission unanimously approved a Conditional Use Permit to allow a new 7-Eleven store at 4000 San Pablo Avenue to be open from 4:00 a.m. to midnight seven days a week. The conditions of the Oak Walk Mixed Use Project limit the hours from 7:00 a.m. to 10:00 p.m., with any deviation requiring Planning Commission approval. The application was for 24-hour operation, and the staff recommendation was 6:00 a.m. to midnight.
- *Zoning Update Steering Committee.* The Zoning Update Steering Committee did not meet in June; the next meeting is scheduled for August 23.
- *Park Avenue District Advisory Committee.* The committee did not meet in June; the next regular quarterly meeting will be on August 10.
- *Transportation Committee.* At its June 28 meeting, the Committee discussed the draft Sustainable Transportation Plan, which will now be finalized for Planning Commission and City Council consideration. The Committee heard a presentation on AC Transit’s Easy Pass Program; recommended against a crosswalk at Shellmound and Powell; approved the Bicycle/Pedestrian Advisory Subcommittee’s recommendation for a bike lane on Powell Street near the Marina but reduced it to five feet; and approved extending the red zone along the east side of Watts Street at 40th Street. A request for speed tables on 66th and 67th Streets and an item about parking at 6200 Hollis Street were continued to the next meeting.

- ***Bicycle/Pedestrian Advisory Subcommittee.*** At its June 6 meeting, the committee commented on the draft Sustainable Transportation Plan, addressing casual carpool parking, directional signs, electric vehicle charging, bike parking access from dwellings, pedestrian wait at signals, the Emery Go-Round website, and the need for 24-hour transit to support reduced parking. The Subcommittee forwarded the Powell Street sidewalks project by Public Works to the Transportation Committee with a request that the bike lane be six feet wide, and continued a discussion of code enforcement and fines to the next meeting.
- ***Community Events Committee.*** At its June 8 meeting, the Committee reviewed and approved five applications: three weddings and one rescue dog reunion event at the Marina, and one company picnic at Doyle Hollis Park. The Committee also reviewed an email application for a food festival, which was denied due to lack of information.

II. Planning Division

- ***Development Coordinating Committee.*** The DCC met on June 15, with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police Departments discussing the following projects:
 - ***Emeryville Center for the Arts, 4060 Hollis Street.*** Concerns were expressed regarding design features, trash, street trees, location of the retail store, loading areas, and outdoor seating adjacent to Hollis Street. Staff from Economic Development and Housing noted that financing for the project dictated that certain project features may need to be phased or removed, including the raised roof over gallery area, the “parklet” on Hollis Street, the metal mesh on the western elevation of the mezzanine floor, and the retail store. Removal of existing trees on 40th Street and replanting them closer to the curb was discussed; it was decided that the Planning Commission should be asked to opine on whether the trees should be replaced. Staff felt this was an opportunity to locate retail along the street frontage (40th or Hollis Street) that would activate the street by making it accessible to persons whose destination is not the theater or gallery in the building. Some staff expressed concern over the usability of the proposed outdoor seating. It was also suggested that the trash could be relocated within the building.
 - ***CrossFit Gym, 1313 67th Street.*** DCC members discussed this proposal for a new Indoor Sports and Recreation use in an older industrial building. It was noted that staff had discovered that the gym had already started operations in the building before receiving a use permit or building permit. Because of life safety concerns regarding building and fire code issues, they were ordered to vacate the building, but allowed to continue holding classes outdoors in the parking lot, pending Planning Commission approval of their use permit. Building and fire concerns included exiting and the possible need for fire sprinklers. The use permit application will be heard by the Planning Commission on July 28.
 - ***Watergate Towers Sign Program.*** The Committee generally thought that the proposed signage would improve the buildings. It was decided that one of the wall signs proposed for the top of one of the towers was too large in proportion to the building length.

- **Current Planning Projects.** In addition to the projects noted above, staff is processing the following current planning projects:
 - *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 selected Jensen Architects of San Francisco to design the new arts center. The project requires a Conditional Use Permit (for height exceeding 30 feet) and Design Review from the Planning Commission, as well as approval for partial demolition of a Tier 2 architecturally significant building in the Park Avenue District. A traffic study has been prepared for the project, which qualifies it for the CEQA "In-fill Exemption". As noted above, study sessions were held by the City Council and Planning Commission in June, with a Planning Commission decision scheduled for September 22. The project was reviewed by DCC on April 13 and again on June 15, as discussed above.
 - *Panera Bread, 40th and Horton Streets.* A Conditional Use Permit application for a new retail pad and a 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 handled the Planning entitlements while Oakland is handling 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. One of these changes was a requirement for a mural on the south side of the building with a local history theme; staff has been working with the applicant on this and has now approved a montage of scenes from Emeryville's past. Oakland is currently reviewing the building permit application and expects to issue the permit shortly, following our staff's review and approval.
 - *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 June 1 and 15, staff met with the developer, Archstone, to discuss the design of the public park associated with this 166-unit residential project; and on June 16 staff met with Archstone and PRC, the medical group whose offices are across Stanford Avenue and who own some of the parking spaces in the existing City lot. The new park design needs to accommodate a replacement parking lot for PRC. Staff, Archstone, and PRC tentatively agreed on the parking lot design. A community meeting on the park design is anticipated in July or August 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 that was approved by the City Council in May 2009 is now under construction. As noted above, on June 21 the City Council approved a construction noise waiver to allow Saturday concrete pours for the building's foundation on July 9 and 16.
- *Pixar, Phase II.* A temporary certificate of occupancy (TCO) was issued on April 15. On May 23, Planning staff conducted a site visit to consider the final certificate of occupancy (CO) for the project, which is expected to be issued in July. The linear park and bike path between Park Avenue and 45th Street, which Pixar constructed at the east end of the campus as a condition of approval, is substantially complete and is expected to be accepted by the City Council in July, at which point the fence will come down and it will be opened to the public. The park is to be named "Joseph Emery Park" in honor of the City's founder, whose house was located there. Bronze discs mark the corners of the footprint of the house (a portion of which sits on the adjacent Pixar parking lot), and a plaque embedded in the ground near one of the picnic tables shows what it looked like and tells its story.
- *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 City. Site B is planned to 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 and issued on June 13. 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. A project update meeting was held on June 30 and which was sparsely attended, presumably because the community's concerns are being addressed. Excavated material is expected to begin leaving the site by train and by truck in early July.

- *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.
- *6101 Christie Medical Use.* A Conditional Use Permit application for a new medical services use was received on May 2; it was scheduled to be reviewed by the Planning Commission on June 23, but sale of the building fell through and the application was withdrawn on June 13.
- *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. As noted above, on June 16 staff met with PRC and Archstone, developers of the adjacent Papermill residential project, and tentatively agreed on 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.
- *Self Storage, 40th and Adeline Streets.* A Planning Commission study session is tentatively scheduled for August 25 on this 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. Since about 20% of the property is in Oakland, staff has contacted Oakland City staff to discuss the planning approval process; these discussions are pending.
- *Magnolia Terrace.* On June 30, the final certificate of occupancy was issued 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.
- *CrossFit Gym.* A Conditional Use Permit application for a new Indoor Sports and Recreation use at 1313 67th Street was received on June 6 and will be heard by the Planning Commission on July 28.

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

- *Design Review*

- *Guitar Center Storefront, 5959 Shellmound.* A minor Design Review permit for hardscape and landscape improvements to a section of the east side of the Public Market in preparation for a new tenant was approved on June 7.
- *The Towers, 1900, 2000, 2200 Powell Street.* A minor Design Review permit for new architectural features, including lobby doors, windows, stairs, canopies, building patios and sidewalks, and ADA improvements was approved on June 21. More information was requested regarding the landscaping section of the application (pending).
- *7-Eleven Rear Door, 4000 San Pablo Avenue.* A minor Design Review permit for a new set of double doors at the rear of the proposed 7-Eleven store and blackout film for the window bay facing into the storage room was approved on June 27.
- *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. The application was denied by the Planning Director on June 3, and was appealed on June 6. The Planning Commission will consider the appeal on July 28.

- *Signs*

- *Hyatt Temporary Banners, 5800 Shellmound Street.* A temporary minor Sign Permit for three banners and three coverings for existing signage was approved on June 3 and will expire on September 1.
- *AMC Graphic, 5614 Bay Street.* A temporary minor Sign Permit for one large banner over the main doors of the AMC Theater at Bay Street was approved on June 6.
- *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 approved on June 17.

- ***Advanced Planning Projects.***

- *Zoning Update.* Staff continues to review sections of the new zoning regulations and to confer with consultants on the details of the project. Since the last Steering Committee in April, staff has continued to work on the use classifications and zoning district sections, and the consultant has submitted the General Provisions, Dimensional Standards, and Definitions chapters. However, there is not enough material to review to warrant holding a Steering Committee meeting at this time. The Executive Committee of the Zoning Update Steering Committee met on June 20 and decided to cancel the June and July Steering Committee meetings. The next regular meeting will be on August 23. At that meeting, staff will present the Dimensional, Intensity, and Density Standards, as well as

the latest version of the use classifications and zoning matrix. On June 27, the Planning and Building Director and City Manager met with the Mayor to brief her on the status of the project.

- *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.* In June, consultants worked on preparing the Administrative Draft of the new Pedestrian and Bicycle Plan. On June 1 consultants and staff visited six Emery Secondary School classrooms to conduct exercises structured to gather students' insights and ideas for the Plan. In collaboration with staff, consultants started working on preparing an application to Caltrans for a "Safe Routes to Schools" Grant to support intersection improvements on San Pablo Avenue. To support the grant application, staff collected pedestrian counts at 47th and San Pablo Avenue. On June 20, staff and consultants met with major property owners on Horton Street, including Wareham, Novartis, and Sherwin Williams, to discuss the recommendations for Bicycle Boulevards. The property owners expressed concern about the concept of traffic diverters at key intersections, and suggested that a traffic study be conducted to determine the effects on other streets, particularly Hollis.
- *Parks and Recreation Strategic Plan.* The City Council adopted this plan on January 18. In June, staff put the plan, Capital and Operation Cost Model, and other documents on an interdepartmental computer drive and entered the plan in the permit tracking system.
- *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. A meeting with Hyatt is pending.
- *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.* Staff had an update telephone conference with Fehr and Peers on June 14. It was decided that a study session for the City Council will be held in September and for the Planning Commission in October. The next telephone conference will be held in mid-July. The consultant is in the process of identifying projects based on the Pedestrian and Bicycle Plan and the Sustainable Transportation Plan, and preparing a transportation analysis of the effects of each project's impacts on the various travel modes.
- *Sustainable Transportation Plan.* Staff summarized comments on Nelson\Nygaard's draft from the Transportation Management Association and Bicycle/Pedestrian Advisory Subcommittee for the Transportation Committee, sketched a bus-only one-lane bridge idea, confirmed that Climate Action Plan measures are in the draft, and began incorporating comments and bus stop information. A final strategies report and background document are tentatively scheduled for a Planning Commission hearing on August 25 and a City Council hearing on September 20.
- *Bus Stops.* Staff completed bus stop summary tables and map showing locations, access, amenities and riders. This information will be used in the Pedestrian and Bicycle Plan, the Sustainable Transportation Plan, and the Traffic Impact Fee Update.
- *I-80 Pedestrian-Bicycle Bridge.* The City's consultants are completing the Final Project Report for submittal to Caltrans, which includes visual simulations of the project. On June 28, staff met with Congresswoman Barbara Lee's new aide for transportation, briefing him on the project and giving him a tour of the site.
- *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 July.
- *Powell-Stanford Greenway.* Staff attended a community meeting on June 11 to review the draft plan, and a meeting with the consultants on June 14 to discuss the plans' details. Lists of interested parties from the Parks and Recreation Strategic Plan and Sustainable Transportation Plan were obtained for use in notifying the public about the project.
- *Temescal Greenway.* Staff provided information for a grant application.

- *Park Avenue District Advisory Committee.* Staff prepared a vacancy notice for a residential committee member position; applications are due by August 3.
- *Park Avenue Festival.* In cooperation with the Chamber of Commerce, Emeryville Center for the Arts, and Emeryville Warehouse Lofts, the City is planning a festival to celebrate the completion of the Park Avenue improvements. On June 16, staff met with Community Services staff, the Emeryville Center for the Arts director and an Emeryville Warehouse Lofts representative, and the group agreed to recommend changing the festival date to September 17 from 3:00 p.m. to 9:00 p.m., with family-oriented activities from 3 to 6, a “ribbon cutting” between 5 and 6, and “dancing under the stars” on the plaza from 6 to 9. The City Council approved the new date on June 21 as noted above. Staff spoke with Economic Development and Housing staff about involving the Chamber of Commerce. Staff designed a post card, emailed City booth ideas to City Manager’s Office staff, created mailing lists for a call for participants, and drafted an article for the City News and Activity Guide.
- *Park Avenue Undergrounding.* Staff forwarded emails from Park Avenue Committee members to Public Works asking AT&T to remove their lines and poles, and gave Public Works owner contact information for undergrounding work.
- *Eastshore State Park.* East Bay Regional Park District staff is awaiting City Attorney 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.* At the June 7 Regional Advisory Working Group meeting, the group provided input on draft alternative scenarios and matching land use and transportation scenarios for analysis. Land use scenarios included the Initial Vision Scenario, Core Concentration, Locally Defined, Constrained Core Concentration, and Outer Bay Area Growth. Transportation scenarios included the 2006-2035 Transportation Plan, Core Transit, and Expanded Roads. Group members requested a scenario between Core Concentration and Outer Bay Area Growth.
- *Regional Transportation Plan.* Also at the June 7 Regional Advisory Working Group meeting, MTC staff presented 2013-2040 revenue projections including a 2019 bridge toll increase, gas at \$11/gallon in 2040, reauthorization of local sales taxes, continuation of the state fuel tax, and Federal funding growth of 3% per year.
- *Countywide Bicycle and Pedestrian Plan.* Staff worked with Economic Development and Public Works staff to show Alameda County Transportation Commission staff that Emeryville has two urban cores. The Countywide Bicycle and Pedestrian Plan prioritizes improvements in and around urban cores.
- *Countywide Transportation Plan and Measure B.* The county-wide Technical Advisory Working Group did not meet in June. The next meeting is on July 14.

- *Bay Plan Amendment.* On June 2, the San Francisco Bay Conservation and Development Commission (BCDC) gave direction to its staff to prepare an amendment for adoption in September. 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.
- *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 meeting on June 22, participating in an evaluation of metrics to be used in preparing the Existing Conditions and Stressors Report, and a discussion of information sources.
- *State Ocean Protection Council Resolution on Sea Level Rise.* Staff analyzed this resolution, which the State agency adopted on March 11. It directs state agencies to base decisions on the 2009 California Climate Adaptation Strategy. This resolution affects lands granted by the State, including Eastshore Park, and requires BCDC to consider sea level rise when issuing permits.
- *Water Efficient Landscape Ordinance.* Staff integrated the new CALGreen Building Code mandatory sections, Bay Friendly Landscaping updates, and San Francisco ordinance ideas into the draft, and gave the revised draft to the City Attorney’s Office. Staff gave the draft worksheet to Public Works for use in implementing the State model ordinance (which is in effect until the City adopts its own ordinance); the Environmental Analyst used the worksheet in plan checking two building permit projects. 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.
- *East Bay Municipal Utility District Water Capacity.* On June 6, the Planning and Building Director and Public Works Director met with EBMUD staff to review water capacity and reliability for current and future development.
- *PG&E Gas and Electrical Capacity.* On June 27 the Planning and Building Director and Public Works Director met with representatives of PG&E, Wareham, and Novartis to review gas and electrical capacity for future development along the Hollis Street corridor.

- *Addresses.* Staff updated the list of multi-family residential project contacts, corrected Adeline Place addresses to San Pablo Avenue, and added Oak Walk units.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the final month of fiscal year 2010-2011 for building permit and inspection activity, including the fiscal year totals. Also included are the fiscal year 2009-2010 building permit and inspection activity tables for comparison. The month of June 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 June a total of 82 permits have been issued, based on a total valuation of \$14.6 million and generating \$332,000 in fees. During the same period, 427 inspections have been conducted; this is double the amount of inspections compared to the month of May. Field inspection totals of 148 (35%) were related to major projects, and 279 (65%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement. The increase in inspections in June is due almost entirely to tenant improvements and other small projects, as opposed to major projects whose inspection levels remain steady.

For the entire fiscal year, a total of 708 permits were issued, based on a total valuation of \$89.7 million and generating \$2.5 million in fees, and a total of 3,958 inspections were conducted. Compared to fiscal year 2009-2010, this represents virtually the same number of permits issued (an increase of one), an 87% increase in valuation, a 32% increase in fees collected, and a 3% drop in the number of inspections. These seemingly contradictory numbers (a steady number of permits, but with higher valuation and fees and slightly fewer inspections) indicate an increase in the number of large projects, notwithstanding the increase in small project inspections this month. According to our new permit tracking system, there were 14 permits with valuations over \$1 million issued in fiscal year 2010-2011, while only eight such permits were issued in 2009-2010. Hopefully these figures reflect an improvement in the economy.

- ***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 June, the Magnolia Terrace 5-Plex located at 4001 Adeline Street received its certificate of occupancy and building permits have been issued for the Ocean Avenue Townhomes at 1276 Ocean Avenue. Construction is underway on the Emery Station Greenway project and continues for 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, 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 fiscal year 2011-12

including the Papermill residential and live-work project, 39th and Adeline Project, Bullseye Glass, Guitar Center tenant improvements at the Public Market, 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 June 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 June included:
 - *Hoverstate* – 2200 Powell Street #1070; tenant improvements.
 - *Sherwin Williams Site* – 1450 Sherwin Avenue; shoring/grading.
 - *Escuela Bilingüe Internacional* – 4550 San Pablo Avenue; pre-school tenant improvements.
 - *Courtyards at 65th Street* – 1465 65th Street; construction defects Phase 24.
 - *LBA Management Offices* – 2000 Powell Street, 1st floor; tenant improvements.
 - *Public Market* – 5959 Shellmound Street; accessibility.
 - *Berkeley Research Group* – 2200 Powell Street, #1200; tenant improvements.
 - *Allegro Ballroom* – 5855 Christie Avenue; tenant improvements, restroom upgrade.
 - *Crispy Fry* – 5959 Shellmound Street; relocation tenant improvements.
 - *PRC Medical Office* – 1335 Stanford Avenue; tenant improvements.
 - *Lawrence Berkeley National Laboratory* – 6401 Hollis Street #175; tenant improvements.
 - *Ocean Avenue Townhomes* – 1276 Ocean Avenue; residential units.
 - *5507 Beaudry Street* – photo-voltaic solar system.
 - *Specialties* – 1900 Powell Street #115; tenant improvements.
 - *Novartis Building 4* – 5300 Chiron Way, 3rd floor; cancer biology renovation.
 - *Novartis Campus* – accessibility upgrades.
 - *Whole Foods Market* – 5980 Horton Street, 2nd floor; tenant improvements.
 - *City of Emeryville Corp Yard* – 5679 Horton Street; tenant improvement for Emergency Operations Center (EOC).
 - *Andante (four buildings)* – 1121 40th Street; construction defect repairs.

- *Courtyards at 65th Street* – 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 June for the following projects:
 - *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.
 - *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.
 - *Sherwin Williams Site Remediation* – 1450 Sherwin Avenue; shoring/grading.
 - *Novartis Building M* – 1400 53rd Street; demolition.

- **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.
 - *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.
 - *Sherwin Williams Site Remediation* – 1450 Sherwin Avenue; shoring/grading.
 - *Novartis Building M* – 1400 53rd Street; demolition.

- **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 June:
 - *Magnolia Terrace* – 4001 Adeline Street; renovation of 5-plex residence for developmentally disabled adults. (CO)
 - *Black Diamond Restaurant* – 6399 Christie Avenue, Suite A. (CO)
 - *Santen* – 2100 Powell Street, 15th floor; tenant improvements. (TCO)
 - 8 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 June, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 11 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 16 applications submitted.
- ***Contacts and Inquires.*** Building Division staff fielded a total of 213 counter contacts and 203 telephone queries in June.
 - ***Field Inspections.*** Field inspection staff performed 427 inspections in June. This is an average of 214 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 9.7 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. Although Pixar is now completed (certificate of occupancy pending), in the month of June the Building Division has doubled its field inspection workload as a result of various large tenant improvement projects that have started construction. 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

- ***Bay Area Planning Directors Association.*** On June 3, the Planning and Building Director attended a BAPDA meeting in Oakland where the topic was SB 375, the state law that mandates a regional land use and transportation plan to reduce greenhouse gas emissions, called the Sustainable Communities Strategy (SCS), and the "Initial Vision Scenario" that was released in March by the Association of Bay Area Government (ABAG), and the Metropolitan Transportation Commission (MTC). Ken Kirkey, ABAG Planning Director, and Doug Kimsey, MTC Planning Director presented the next steps in the SCS, Regional Housing Needs Allocation (RHNA) and Regional Transportation Improvement Plan (RTIP)

processes, discussed critical implementation issues such as infrastructure investments and the EIR, and responded to questions. Panel discussions of Local Planning and Community Development Directors and Congestion Management Agency staff shared how the Initial Vision Scenario was received and the issues raised in their communities. This included representatives from San Bruno, San Rafael, Napa County, Milpitas, the San Francisco County Transportation Authority, and the Alameda County Transportation Commission, facilitated by the Community Development and Public Works Director of Benicia. Representatives of the Bay Area Air Quality Management District (BAAQMD), and the Bay Conservation and Development Commission (BCDC) also shared their perspectives.

- ***Alameda County Planning Directors Meeting.*** On June 17, the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Pleasanton. The directors and a representative from the Alameda County Transportation Commission discussed the regional Sustainable Communities Strategy (SCS) being developed by ABAG and MTC as required by SB 375, and land use scenarios for the countywide transportation plan.
- ***CEQA Update Seminar.*** On June 21, Senior Planner Miroo Desai attended a half day seminar on California Environmental Quality Act (CEQA) updates organized by ESA Associates in San Francisco.
- ***California Law on Carbon Monoxide Detector Requirements.*** In May 2010, California enacted a law requiring home owners to install carbon monoxide (CO) detectors in their homes. According to the California Air Resources Board, 30 to 40 people die each year from carbon monoxide poisoning. The law (SB183), also known as the Carbon Monoxide Poisoning Prevention Act, states that those deaths were avoidable. The intent of the law is to help prevent further deaths and increase awareness.

The law takes effect on July 1, 2011. This timeline applies only to single-family homes that have appliances that burn fossil fuels or homes that have attached garages or fireplaces. For all other types of housing, such as apartments and hotels, detectors should be in place as of January 1, 2013. Fossil fuels include wood, gas and oil.

According to the law, the detector must sound an audible warning once carbon monoxide is detected. It also must be powered by a battery, or if it is plugged in, have a backup battery. The detector also must be certified by national testing labs, such as the Underwriters Laboratories. The packaging on the carbon monoxide detector will state this. If the CO detector is also a smoke detector, it must still meet the above standards and must sound an alarm that is different than the smoke alarm. Carbon monoxide detectors typically can be purchased for about \$20 and up.

Although the law targets dwellings that are occupied by humans, it exempts state and local government property, as well as property owned by the University of California Regents.

The law requires any alteration, repair or addition that is greater than \$1,000 valuation to include CO detectors. It states only that CO detectors are required where a building permit is required. It does not make clear whether or not the repair, alteration or addition has to be to

the dwelling itself or if it applies to a permit issued for anything on the property such as a shed, electrical upgrade, furnace replacement, water heater replacement, reroof, photo-voltaic solar system, swimming pools, etc.

The Chief Building Official is in discussion with several local jurisdictions about implementing this law, consideration for exemptions, public information and outreach, permit applications, appropriate acceptance of listed CO alarms and developing a self certification affidavit combining both the new CO alarms and smoke alarms which could be completed by the property owner. Ideally, this also would include a drawing that shows preferred locations within single family units for these devices.

- ***Economic Development Project Meeting.*** On June 3 and 17 the Planning and Building Director attended meetings with the Economic Development and Housing Director, Public Works Director, City Attorney, and City Manager to review the status of various economic development projects and programs. These on-going meetings are coordinated by the Economic Development and Housing Director and fulfill one of the goals of the City's management team.
- ***City Mission Statement.*** On June 2 and 21, the Planning and Building Director facilitated discussions of the department heads to brainstorm a new draft mission statement for the City. This will be presented to the City Council as an informational report on August 16, with a recommendation that the City Council schedule a discussion of an updated City mission statement for next January to kick off the budget process for fiscal years 2012-13 and 2013-14. The department heads' proposed draft City mission statement is "We create and sustain, in partnership with the community, a vibrant, livable, safe and memorable city." Developing this draft mission statement fulfills one of the goals of the City's management team.
- ***Sprinkler Ordinance.*** On June 21, the Planning and Building Director, Chief Building Official, Plans Examiner (consultant), Fire Chief, and Deputy Fire Marshal met to discuss updates to the City's Fire Code regarding minimum floor areas for which fire sprinklers would be required. Currently, the code requires buildings over 3,000 square feet to have sprinklers and a suggestion has been made that this be reduced to zero (i.e. all new buildings would require sprinklers). The group agreed that the current code is working, and to not recommend any changes at this time, as it would impose a financial hardship on small property owners.
- ***Solar Panel Permit Streamlining.*** On June 14, the Planning and Building Director, Chief Building Official, Plans Examiner (consultant), and Economic Development and Housing Director met with representatives of the East Bay Economic Development Alliance (EDA) and SolarNexus, a company that makes software for firms that sell and install solar panels. This was part of a series of meetings that EDA is holding with building departments up and down the "East Bay Green Corridor" to develop a uniform process for permitting solar panel systems in small residential buildings.
- ***Bike to Work Month.*** On June 24, several City staff members who participated in the May Bike to Work Month "Team Bike Challenge" attended a celebration and awards ceremony sponsored by the East Bay Bicycle Coalition at Actual Café in Oakland. The winning teams

(those who pedaled the most miles) from throughout the Bay Area were honored and given awards. Although we did not win any awards, it was noted that the City of Emeryville ranked highest of the eleven cities in the Bay Area that participated in the Team Bike Challenge.

- **Cost Recovery.** Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on June 22 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.
- **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 ten months, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on June 1 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Our intern is entering historical planning project data, and assisting the Information Technology manager in developing the City’s GIS by matching addresses to parcels. 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.

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	28	273
Plumb., Elec., Mech.	32	42	30	27	22	19	27	20	20	25	28	51	343
Fire	14	7	17	6	7	9	4	0	7	5	13	3	92
MON. TOTALS	64	72	114	50	46	53	50	31	42	47	57	82	
												FISCAL YEARLY TOTAL	708
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	2,854,018	18,986,497
Sub Permits	241,237	368,467	175,869	27,097	96,949	58,250	83,881	75,620	768,685	28,857	83,361	2,884,809	4,893,082
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	8,890,918	65,826,514
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	14,629,745	
												FISCAL YEARLY TOTAL	89,706,093
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	70,599.67	425,104.12
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	636.00	3,914.00
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	14,133.12	85,021.65
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	90,919.98	650,906.70
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	54,547.99	416,299.33
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	5,149.09	40,395.39
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	8,282.87	115,058.30
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	6,672.18	96,930.77
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	6,450.28	78,312.67
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	2,338.64	17,096.03
Microfiche	220.05	264.04	523.58	716.49	136.25	741.99	130.59	1,921.15	65.79	157.38	575.32	1,136.80	6,589.43
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	3,241.35	133,295.08
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	5,120.00	27,616.80
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	4,216.52	6,321.60
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	22,809.60	71,460.14
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	6,958.95	258,205.54
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	28,629.74	28,629.74
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	331,842.78	
												FISCAL YEARLY TOTAL	2,462,438

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
PERMITS ISSUED													
Building Permits	15	19	14	30	16	20	13	16	22	16	27	16	224
Plumb., Elec., Mech.	28	42	24	41	31	36	24	30	22	27	44	31	380
Fire	8	5	10	6	14	9	14	1	13	9	12	2	103
MON. TOTALS	51	66	48	77	61	65	51	47	57	52	83	49	
												FISCAL YEARLY TOTAL	707
VALUATION													
Residential	45,927	23,000	18,300	849,916	79,300	71,096	195,539	247,078	283,707	374,070	1,847,846	2,267,300	6,303,079
Sub Permits	217,763	354,678	110,948	615,433	331,710	155,877	794,753	208,767	98,527	148,339	117,374	406,812	3,560,981
Commercial	1,118,469	2,492,262	2,025,960	1,288,656	3,022,060	8,582,407	698,342	1,833,382	7,330,574	1,655,572	1,799,923	6,359,373	38,206,980
MON. TOTALS	1,382,159	2,869,940	2,155,208	2,754,005	3,433,070	8,809,380	1,688,634	2,289,227	7,712,808	2,177,981	3,765,143	9,033,485	
												FISCAL YEARLY TOTAL	48,071,040
FEES COLLECTED													
General Plan	6,219.50	14,349.70	10,826.04	13,822.86	17,165.35	43,996.90	8,443.18	11,508.14	38,334.66	10,889.91	20,845.71	42,972.45	239,374.40
Building Standards Admin.	70.00	132.00	104.00	152.00	162.00	373.00	72.00	107.00	332.00	103.00	184.00	378.00	2,169.00
Technology Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,870.29	7,712.80	2,177.98	3,721.79	8,838.21	24,321.07
Building Permit	9,717.97	20,657.30	16,435.68	18,426.44	25,170.16	70,010.17	6,349.97	16,834.04	62,143.00	16,628.58	30,608.75	68,825.42	361,807.48
Plan Review	9,190.45	15,106.70	5,993.95	49,533.62	15,890.27	119,747.58	44,876.34	34,690.11	16,380.59	17,770.95	23,740.83	85,359.22	438,280.61
Energy Review	555.26	2,286.59	374.46	8,166.66	1,125.83	21,165.50	5,960.93	1,251.90	2,619.34	1,503.21	786.68	9,086.61	54,882.97
Electrical Permit	2,556.75	7,445.53	3,249.96	4,220.88	5,640.12	14,611.29	1,965.62	3,617.07	12,178.98	3,414.35	6,607.97	11,067.82	76,576.34
Plumbing Permit	1,640.71	3,769.09	2,158.49	3,798.79	4,722.21	11,913.69	1,208.80	2,261.91	10,465.68	2,477.74	4,523.55	8,048.29	56,988.95
Mechanical Permit	1,222.23	3,281.71	2,427.87	3,085.26	4,190.09	11,269.77	1,271.79	2,106.41	9,808.21	2,434.13	3,871.97	8,814.73	53,784.17
S.M.I.P.	241.70	528.55	429.29	438.82	648.46	1,817.60	185.03	435.47	1,594.72	425.64	766.76	1,625.15	9,137.19
Microfiche	98.30	200.35	160.72	174.18	249.46	701.16	61.59	155.33	611.89	169.01	277.03	711.19	3,570.21
Fire Dept. Fees	3,108.21	6,613.60	5,952.68	10,893.94	12,686.18	23,368.04	77,266.92	6,310.10	21,913.46	5,863.67	5,429.24	17,579.85	196,985.89
Sewer Connection	3,580.80	11,040.80	1,342.80	596.80	2,834.80	9,101.20	76,241.20	1,492.00	0.00	0.00	149.20	1,193.60	107,573.20
Bay-Shell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Impact	0.00	0.00	1,883.01	31,332.27	4,681.15	2,181.60	24,672.10	2,005.39	0.00	71,575.48	2,982.50	58,380.71	199,694.21
School	0.00	0.00	0.00	0.00	0.00	1,015.20	5,073.60	0.00	0.00	0.00	0.00	172.96	6,261.76
Art Public Places	0.00	0.00	0.00	0.00	22,252.80	0.00	4,720.00	0.00	0.00	0.00	0.00	27,880.00	54,852.80
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	1,655.40	1,655.40
MON. TOTALS	38,201.88	85,411.92	51,338.95	144,642.52	117,418.88	331,272.70	258,369.07	84,645.16	184,095.33	135,433.65	104,495.98	352,589.61	
												FISCAL YEARLY TOTAL	1,887,916

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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.	CC study session 6/7/11; PC study session 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.						
Bullseye Glass 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	PC approved 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.						
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.						
Emery Station West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC deadlocked 3-3 on project on 1/28/10. CC approved project on appeal on 2/16/10.						
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom.						
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.						
4520 San Pablo Townhouses NE San Pablo Ave. & 45th St.	Residential - 29 units	Extension request on hold pending sale of property to Escuela Bilingüe.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
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			
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			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	PC approved 8/27/09. Building permit issued 6/30/11.			PC - 8/27/09			
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Phase I building permit application submitted 5/25/11. Seismic upgrade permit issued 6/23/11.			CC - 5/19/11			
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 upgreade existing PD headquarters.	DPB approved DR 8/29/08. Building permit issued 5/6/10. DPB approved revised design 7/9/09.			DPB - 7/9/09			
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			
Clif Bar Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Tenant improvements finaled 9/2/10. Permit for 3rd phase solar panels issued 12/14/10.			DPB - 6/19/09			
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. Final CO pending			CC - 1/20/09			
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			
Magnolia Terrace 4001 Adeline Street	5 independent living units for developmentally disabled	Building permit issued 6/29/10. CO issued 6/30/11.			PC - 4/23/09			

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Department store and public parking garage.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. 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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<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>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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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	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.	BRE Properties John Wilde (415) 445-6578
RESIDENTIAL AND LIVE-WORK PROJECTS			
Papermill Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.	Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant has redesigning based on feedback from Council. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010.	Amir Massih Archstone Smith (510) 235-1170
Baker Metal Live-Work 1265 65 th Street UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.	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.	Sasha Shamzad MRE Commercial (510) 849-0776

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see above). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011.	Sasha Shamzad MRE Commercial (510) 849-0776
Magnolia Terrace 4001 Adeline Street UP05-12 and DR05-13	Restoration of former fourplex previously relocated from 1077 41 st Street, and conversion to five independent living units for people with developmental disabilities.	Originally approved by Planning Commission on October 27, 2005 in conjunction with Oak Walk Mixed Use Project. Modifications approved by Planning Commission on April 23, 2009 to eliminate parking, lower building, and reconfigure interior for five independent living units for developmentally disabled. Building permit application submitted August 31, 2009. Building permit application was approved on March 26, 2010 and was issued on June 29, 2010. Groundbreaking ceremony held May 10, 2010. Received application for solar panels on October 6, 2010; issued permit for solar panels on November 8, 2010. Grand opening ceremony held May 9, 2011. Certificate of Occupancy issued on June 30, 2011.	Housing Consortium of the East Bay Darin Lounds (510) 828-6295
Ambassador Housing 36 th & Peralta Streets UP09-05	New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36 th Streets. Project includes closure of Magnolia Street north of 36 th and its conversion to open space.	Redevelopment Agency approved Exclusive Right to Negotiate (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.	Resources for Community Development Lihbin Shiao (510) 531-9911

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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>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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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules will be constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. 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
Clif Bar Emery Tech Building 1400 65 th Street UP98-5, DR98-5	Renovation of about 75,000 square feet in existing office building for office, conference, cafeteria, fitness area, and childcare for corporate headquarters of energy bar company.	Emery Tech use permit approved by Planning Commission June 25, 1998. Zoning compliance review issued by Planning Director June 19, 2009 finding that project was consistent with existing use permit. Building permit application received January 19, 2010. Building permit issued March 30, 2010. Building permit for photo-voltaic system issued August 9, 2010. Final inspection on September 2, 2010. Issued building permit for third phase of photo-voltaic system on December 14, 2010.	Dean Rubinson (415) 373-7706

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<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>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Panera Bread Southwest corner 40th & Horton Sts. UPDR10-001</p>	<p>4,000 square foot restaurant pad in northeast corner of Target parking lot.</p>	<p>Planning Commission approved December 9, 2010. Building permit application under review by City of Oakland.</p>	<p>Christopher Wadleigh (949) 702-0700</p>
<p>Police Station Renovation 2449 Powell Street DR08-15</p>	<p>Modernization and upgrades to existing Emeryville Police Department headquarters building.</p>	<p>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.</p>	<p>Mauricio Moreno Don Dommer Associates (510) 655-7793</p>
<p>Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14</p>	<p>Dock replacement and relocation of fuel system.</p>	<p>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.</p>	<p>Don Gussler Harbor Master (510) 654-3716</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>
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. Issued permit for seismic upgrade on June 23, 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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<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>AC Transit Hydrogen Energy Sta. 1177 47th Street UP08-09, DR08-20</p>	<p>Hydrogen fueling station at Emeryville bus maintenance facility to fuel zero-emission cars and buses. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The station would include a fueling facility inside the bus yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars.</p>	<p>Planning Commission study session held September 25, 2008. Community meeting held November 15, 2008. City Council study session held November 18, 2008. Planning Commission approved on January 22, 2009. Commission granted one-year extension on February 25, 2010. Building permit application received on July 21, 2010; second submittal on November 2, 2010. Building permit issued on December 22, 2010. Planning Commission approved removal of two street trees on June 23, 2011.</p>	<p>Jaimie Levin AC Transit (510) 891-7244</p>
<p>Emeryville Center for the Arts 4060 Hollis Street DR07-05</p>	<p>Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.</p>	<p>City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Sheila Bergman selected as Executive Director in May 2010. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011; public hearing tentatively scheduled for September 22, 2011.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>
<p>Pak N Save Upgrade 3889 San Pablo Avenue DR11-007</p>	<p>Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.</p>	<p>Approved by Planning Commission on May 26, 2011.</p>	<p>Jason Gomes Safeway, Inc. (925) 467-3000</p>
<p>Bullyseye Glass 4515 Hollis Street UPDR11-001</p>	<p>Refurbish and reuse existing 11,627 square foot building for artisanal glass sales, warehousing, classrooms, and showroom.</p>	<p>Approved by Planning Commission on May 26, 2011.</p>	<p>Mark Schlientz Kava Massih Architects (510) 644-1920</p>