



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

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

I. City Council/Planning Commission/Committees

- ***City Council.*** The City Council/Community Development Commission held four meetings in August: two regular and two special meetings. The following planning and building related items were considered at these meetings:

July 29, 2011 (special meeting):

- *Calendar of Regular Meetings.* The Council amended their calendar of regular meetings to add a regular meeting on Monday, August 8. (The previously scheduled regular meeting of August 2 was cancelled earlier this year.)

August 8, 2011 (regular meeting):

- *City Attorney Initiative.* The Council passed a number of resolutions related to a ballot measure related to how the City contracts for City Attorney services. This measure will appear on the ballot on November 8, 2011.

August 16, 2011 (regular meeting):

- *Demolition of Golden Gate Lock and Key Building.* The Council approved the necessary finding that demolition of this 18,175 square foot “significant” building at 3706 San Pablo Avenue between 37th Street and West MacArthur Boulevard is in the best interest of the public health, welfare and safety, and approved the demolition. The vote was 3-1; Vice Mayor West voted “no” and Mayor Davis was absent.
- *Farley’s Parklet.* The Council approved the installation of a new “parklet” in the parking lane of 65th Street in front of Farley’s Café. This proposal had previously been approved by the Transportation Committee, and is being processed administratively as a sidewalk café permit.

- *Redevelopment.* The State Supreme Court has agreed to hear the California Redevelopment Association and League of California Cities lawsuit against the two bills that eliminate redevelopment and allow agencies to stay in business if they make “voluntary” payments to the state, and has stayed certain provisions of those bills. Consequently, several items on the agenda related to redevelopment were continued until the court case is settled, which will occur by January 15.

August 25, 2011 (special meeting):

- *Redevelopment Agency.* The Community Development Commission passed a resolution adopting an “Enforceable Obligations Payment Schedule” for the Redevelopment Agency. This allows the Agency to continue paying bills until the court case is settled. It was at first thought that the Supreme Court stay precluded this from being necessary, but that was later clarified to indicate that it is still necessary and must be done before the next regular Council meeting. Therefore, a special meeting was held to pass this resolution.
- ***Planning Commission.*** The Planning Commission considered the following items at its August 25 meeting:
 - *City Storage.* The Commission held a study session on a new Personal Storage use in an existing 32,291 square foot brick building at 4000 Adeline Street to be refurbished and expanded. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Commissioners provided direction to staff and the applicant, who will bring updated plans back for a decision at the Planning Commission’s September 22 meeting.
 - *art.com Signs.* A Major Sign Permit for two new signs at the top of the office building at 2100 Powell Street was approved by the Planning Commission.
- ***Zoning Update Steering Committee.*** The Zoning Update Steering Committee met on August 23 and reviewed a draft of Chapter 4 on dimensional standards, including height, floor area, residential density and setbacks. Staff gave a progress report on the overall project and distributed materials for the Committee to review for the September 27 meeting. These materials included Chapter 2: Use Classifications, a table showing what uses are permitted in each zone, and the zoning maps. At the September 27 meeting the Committee will be asked to provide comments, request any changes, and give initial approval to this part of the regulations.
- ***Park Avenue District Advisory Committee.*** At the meeting on August 10, Sherwin-Williams provided an update on the site cleanup process and sought committee comments on a request for a noise waiver for evening and weekend work, which would include loading rail cars at the north end of the site. Committee members said rail loading is not noticeable but it might contribute to dust coming into open windows. The committee heard updates on the Emeryville Center for the Arts, Park Avenue street improvements, South Bayfront Pedestrian-Bicycle Bridge, Farmers Market, projects in the district, and the Park Avenue Grand Opening Party to be held on Thursday, September 15 from 5:30 p.m. to 8:30 p.m.

- **Transportation Committee.** At the Tuesday, August 23 meeting, the Committee continued the item on red curbs in front of 1500 Park Avenue and the item on truck ingress and egress at Powell Street Plaza to future meetings. The Committee approved the BPAC's recommendation to remove the left turn pocket southbound on Adeline at 40th Street to make room for a loading zone for the Magnolia Terraces project for forwarding to the City Council. A recommendation for a red zone in front of 6450 Hollis Street and a recommendation to install mid-street flexible bollards at the Greenway crossing on 65th, 66th and 67th Streets reading "Yield to Peds and Bikes" were also forwarded to the Council.
- **Bicycle/Pedestrian Advisory Subcommittee.** At its August 1 meeting, the Subcommittee voted to recommend to the Transportation Committee the removal of the left turn pocket southbound on Adeline at 40th Street to make room for a loading zone for the Magnolia Terraces project. The Subcommittee also discussed Alameda County Bicycle Advisory Committee nominations, Code Enforcement/Violations and Fines, and the Idaho Yield law.
- **Community Events Committee.** At its August 17 meeting, the Committee considered and approved permits from the City for the Advancing Emeryville Emergency Response ceremony for the City to accept an emergency response vehicle from Novartis on Thursday, September 8; the Park Avenue Festival on Thursday, September 15; and the annual Shoreline Clean-up Day on Saturday, September 17. The Committee also approved a permit for a Fun Walk for Wellness by Novartis on September 23.

II. Planning Division

- **Development Coordinating Committee.** The DCC met on August 10, with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police Departments and City Attorney's Office discussing the following issues:
 - **Farley's Café Parklet.** The DCC reviewed a Sidewalk Café Permit application to install and maintain a new parklet (an extension of the sidewalk space into the parking aisle for outdoor seating) in front of Farley's Café on 65th Street. Suggestions included reflectors on the parklet, prohibiting signage, and the need for a building permit.
 - **Bay Street Carnival.** A Design Review Permit for a temporary carnival use on the northern portion of Site A at Bay Street was reviewed. Committee suggestions included prohibiting alcohol and limiting the project scope under review to the area around the site. A building permit was also required for the project.
 - **Emeryville Center for the Arts.** DCC reviewed the most recent plans for an arts and cultural center in the old brick industrial building adjacent to Old Town Hall, which showed the parklet on Hollis Street moved to the north, additional storage space, an indoor trash room near the café, and a new exit door at the southeast corner. It was noted that the café and retail space have been retained, a landscape plan is needed, and the applicant still needs to meet with the Building Division.

- *Sustainable Transportation Plan.* DCC reviewed a list of strategies that have been added to the plan as a result of the review process. Members commented that adoption of the plan will assist staff in applying for grants.
- **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". Study sessions were held by the City Council and Planning Commission in June, with a Planning Commission decision scheduled for September 22. On July 18, the Planning Commission held a special meeting to tour the building, and on July 27, the Planning and Building Director attended a "salon" at Pixar hosted by ECA featuring actor and playwright Tim Crouch. The applicant submitted a final set of plans for the Planning Commission's consideration on September 22.
 - *Emeryville Center of Community Life.* This proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47th Street and San Pablo Avenue is moving forward. The School District hopes to have the project under construction in the Fall of 2012. On Saturday, August 27, the Planning and Building Director attended a community workshop at Anna Yates Elementary School, and on August 31, staff met with the School District's architect to review the process and schedule. The project requires approval by the Planning Commission, and is under the jurisdiction of the Division of the State Architect (DSA) for building permits and inspections. A Planning Commission study session is tentatively scheduled for December 8, with a decision hearing on March 22, 2012.
 - *Lawrence Berkeley National Laboratory Second Campus.* Lawrence Berkeley National Laboratory has held a series of community meetings in the cities that have responded to their RFP for a second campus. The community meeting for Emeryville was held on Monday, August 8, at the Hilton Garden Inn. The purpose of the meeting was to show community support for the proposal to locate the second campus in Emeryville. The Mayor and City Manager spoke, and comments were also made by a number of department heads, including the Planning and Building Director, and other interested parties. Staff also attended the meetings in Alameda and Albany as observers.
 - *Panera Bread, 40th and Horton Streets.* A Conditional Use Permit for a new retail pad and Design Review 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. Construction bids came in substantially higher than Panera's estimates, so the project has undergone "value engineering". On August 17, staff met with Panera to review the proposed changes, which include replacing exterior brick with tile, replacing "green screens" with climbing vines, and deletion of the mural and bike lockers for employees. Staff intends to approve the changes administratively, provided that the applicant agrees in writing to install the mural and bike lockers in the future.

- *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. On July 15, Planning and Building staff met with Economic Development and Housing staff to discuss development of a Memorandum of Understanding with Oakland to address various inter-city issues, since the southern 20% of the project site is in Oakland.
- *Papermill Residential Project, 5780 Hollis Street.* In June, staff met with Archstone, the developer, and PRC, the medical group whose offices are across Stanford Avenue and who own some of the parking spaces in the existing City lot, to discuss the design of the public park associated with this 166-unit residential project. The new park design needs to accommodate a replacement parking lot for PRC. Staff, Archstone, and PRC have agreed on the parking lot design. A community meeting on the park design is scheduled for October 11, with Planning Commission consideration in December and Council approval in January 2012.
- *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. On July 28, staff met with TMG and their new equity partner for the project, Essex Property Trust, who will act as lead in development of the project. Essex hopes to submit a building permit application by the end of the year and to begin construction in the spring.
- *AT&T Blackdot Wireless Appeal.* A Minor Design Review permit for new antennas and equipment cabinets at 1255 Powell Street was denied by staff on June 3 and was appealed to the Planning Commission by the applicant on June 6. The Commission held a public hearing on July 28 and directed the applicant to consider redesigning the project to eliminate parking spaces, which will require a parking variance, and to relocate the equipment cabinet to the south of the building where other cellular telephone equipment cabinets are located. The item was continued by the Commission to the September 22 meeting, and was later continued to the October 27 meeting at the applicant's request.

- *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. On June 21 the City Council approved a construction noise waiver to allow Saturday concrete pours for the building's foundation, which took place on July 9 and 16. On August 16, staff of the Planning and Building divisions, along with the City Manager and Public Works Director, met with Wareham and their contractor and engineer to discuss and clarify the "Request for Information" (RFI) process for approval of design changes during construction. A mutually acceptable process, including weekly construction meetings, was agreed upon.
- *Pixar, Phase II.* A temporary certificate of occupancy (TCO) was issued on April 15 and the final certificate of occupancy (CO) was issued on August 12. This three-story, 155,000 square foot, \$68 million project across the street from Emeryville City Hall is now completed and occupied.
- *Joseph Emery Park.* On July 19, the City Council accepted as complete the pedestrian/bicycle path and linear park between Park Avenue and 45th Street that was constructed by Pixar as a condition of their Phase II building project. The Council's action included naming the park "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. The "offer of dedication" of the park from Pixar to the City was recorded with the Alameda County Recorder on August 17, and the fence was removed and the park opened for public use on Wednesday, August 24.
- *Bay Street.* On December 7, 2010 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 retail and 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.* Remediation of the Sherwin Williams former paint factory site continued in August, with the more contaminated soil being removed by rail and less contaminated material removed by truck. As noted above, at the Park Avenue District Advisory Committee meeting on August 10, Sherwin-Williams provided an update on the site cleanup process and sought committee comments on a request for a noise waiver for

evening and weekend work, which would include loading rail cars at the north end of the site. The noise waiver request will be considered by the City Council on September 6. Meanwhile, developer interest in the site continues. On August 30, the Planning and Building Director met with SRM Associates and Thompson/Dorfman to discuss the implications of the new General Plan and Interim Zoning Regulations for potential site development. They were the developers who previously had a planned unit development pending for the site before they withdrew the application in September 2005. They would like to resurrect their previous project and modify it as necessary to conform to the General Plan and Interim Zoning Regulations.

- *Krubiner Prefabricated House, 5507 Beaudry Street.* On February 28, 2008, the Planning Commission approved a conditional use permit, design review permit, 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 consists of modules 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 house was assembled on Saturday, July 9. Some on-site finish work remains to be done; the project is expected to be completed in September.
- *PRC Medical Group Use Permit.* On August 26, 2010, the Planning Commission approved a Conditional Use Permit and Design Review permit to establish medical offices in an existing 15,200 square foot building located at 1335 Stanford Avenue. Staff has met with PRC and Archstone, developers of the adjacent Papermill residential project, and 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 was held on 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. The reaction of the Planning Commission and speakers at the study session was quite positive. A decision hearing is scheduled for October 27. 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.
- *Public Market.* A Major Sign Permit and Minor Design Review for three new signs and one new entryway at the west, north and east entries to the Public Market at 5959 Shellmound Street were approved by the City Council on appeal on May 17. A building permit was issued on June 10 and construction is underway. On August 23, staff met with the property owner to discuss signage improvements throughout the project.
- *Bakery Lofts Phase IV.* On August 26, Planning staff signed off on the building permit application for this 18-unit apartment building and café on Adeline Street at 47th Street.

- *Escuela Bilingüe Internacional.* On August 30, Planning staff signed off on the temporary certificate of occupancy (TCO) for this private school in the “Emeryville Farms West” building at 4550 San Pablo Avenue.
- *Bullseye Glass.* A Conditional Use Permit and Design Review permit were approved by the Planning Commission on May 26. A building permit application was received on August 17, for which planning staff issued a comment letter on August 23.
- *Wells Fargo Bank Branch Office.* On August 10, Planning staff and the City Manager met with representatives of Wells Fargo and BRE to discuss a proposed new 5,000 square foot branch office building at the northwest corner of Shellmound Street and Christie Avenue. This would be a relocation of the existing branch office from 5801 Christie Avenue, northwest of the Powell and Christie intersection. A Planning Commission study session is scheduled for October 27.
- *Powell Street Plaza Monument Sign.* A Major Sign Permit to remove the existing monument sign at the corner of Powell Street and Christie Avenue and to install a new, taller monument sign on the south side of the sidewalk at that corner was received on July 28, and is scheduled to be considered by the Planning Commission on September 22.
- ***Administrative Cases and Activities.***
 - *Design Review*
 - *The Towers, 1900, 2000, and 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. A second submittal of updated landscape plans was approved on August 26.
 - *Residential Remodel, 4336 Essex Street.* A minor Design Review permit to add four new windows and relocate the front door on an existing single family home was approved on August 9.
 - *Temporary Carnival, Site A, Bay Street.* A minor Design Review permit to hold a temporary carnival event on Friday, Saturday and Sunday, August 19, 20 and 21 was approved on August 9.
 - *Emeryville Police Department Canopy and Sign, 2449 Powell Street.* A minor Design Review permit for a new canopy and sign at the refurbished Police Station was approved on August 26.
 - *Tube Mogul, 1250 53rd Street.* A minor Design Review permit to install a new entrance within an existing doorway, install a new side door and install a new sign at the “Jelly Bean Square” building was received on August 10. Staff has requested additional information on the sign (pending).

– *Signs*

- *Uniform Advantage Freeway Sign, 5765 Christie Avenue.* A minor Sign permit to install a new black freeway-facing illuminated sign was approved on July 26.
- *Specialty's Café Sign, 1900 Powell Street.* A Minor Sign permit to install three new hanging signs, one exterior and two interior (viewable through the windows) was received on August 23 and approved on August 26. The exterior sign was approved under the Master Sign Program for The Towers that was approved by the Planning Commission on July 28, and the two interior signs were approved as administrative applications.

– *Sidewalk Café*

- *Farley's Café Parklet, 1195 65th Street.* A Sidewalk Café Permit to install a “parklet” in the parking lane in front of the Farley's Café driveway was received on July 19. On July 26, the Transportation Committee reviewed the use of the parking lane in the street for the proposed parklet and forwarded its recommendation for approval to the City Council, which approved the Committee's recommendations on August 16. Meanwhile, the Development Coordinating Committee reviewed the Sidewalk Café permit on August 10; it was approved by staff on August 26.

• ***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. In August staff provided initial comments on a draft of Chapter 4 concerning dimensional standards. The Chapter was presented to the Zoning Update Steering Committee at their August 23 meeting. Staff is developing a comprehensive outline of the zoning and subdivision regulations and continuing to review sections on the general provisions, terms and definitions, code administration, subdivisions, and non-conforming uses and structures. Planning staff met on August 2 and 9 to discuss these issues.
- *Pedestrian and Bicycle Plan.* Consultants provided an Administrative Draft of the new Pedestrian and Bicycle Plan for staff review. The staff technical advisory committee is meeting weekly to review the draft.
- *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, a Planning Commission review of consistency of the CIP with the General Plan scheduled for April 28, and a Community Development Commission discussion of the CIP scheduled for August 16, were postponed until the lawsuit against the state brought by the California Redevelopment Association and California League of Cities is decided by the State Supreme Court.

- *Shellmound Design Guidelines.* The Guidelines are scheduled for City Council consideration in November. 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. On July 14, staff met internally to discuss the design in front of the Hyatt, and then met with the owner of the adjacent Sheraton Four Points hotel to discuss the design on the west side of Shellmound Street between Powell Street and Christie Avenue.
- *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 met with consultants on August 8 to discuss potential TIF projects based on the Pedestrian and Bicycle Plan and the Sustainable Transportation Plan, the transportation analysis of each project, and alternative funding sources. The next meeting, to go over the draft list of CIP projects that would be funded by the TIF, is scheduled for September 22. A Planning Commission study session is tentatively scheduled for December and a City Council study session for January.
- *Sustainable Transportation Plan.* Staff added employee origin data, coordinated with the Pedestrian and Bicycle Plan, checked changes made to the plan and background report in response to review comments, and created a table of responses to comments. The plan is scheduled for consideration by the Planning Commission on September 22, and for adoption by the City Council on October 18.
- *I-80 Pedestrian-Bicycle Bridge.* The City's consultants have completed the draft environmental document, which is now being reviewed by Caltrans.
- *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. Path striping and pavement marks, and path furniture is still to be installed, and Ninth and Murray Streets, connecting the path to Ashby Avenue, are being reconstructed. The expected opening date is sometime in September.

- *Bicycle Sharing.* On August 19, Planning staff met with Public Works and Emery Go-Round staff to discuss a possible bicycle sharing program in Emeryville.
- *Park Avenue District Advisory Committee.* Staff received two applications for the residential committee member vacancy, and prepared a report for the September 6 City Council meeting.
- *Park Avenue Grand Opening Party.* In cooperation with the Chamber of Commerce, Emeryville Center for the Arts, and Bank of Alameda, the City is planning a festival to celebrate the completion of the Park Avenue improvements. It will be held on Thursday, September 15, from 5:30 p.m. to 8:30 p.m., in the plaza at the west end of the street, and will feature food, drinks, and live music.
- *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 an August 31 meeting, the Association of Bay Area Governments and the Metropolitan Transportation Commission presented three future land use scenarios and two transportation scenarios that will be used for analysis.
- *Countywide Transportation Plan and Measure B.* Staff reviewed land use scenarios for the Countywide Transportation Plan.
- *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. BCDC staff has developed proposed language that does the following:
 - Makes it explicit that these Bay Plan policies only apply within BCDC's existing jurisdictional area, including consistency review pursuant to the federal Coastal Zone Management Act.
 - Calls for a regional strategy to planning for sea level rise, in collaboration with all regional, state, and federal agencies, local governments, and the general public. They say this regional strategy should be consistent with SB 375 (i.e. the regional "Sustainable Communities Strategy" currently being prepared by MTC and ABAG). They encourage the entities that formulate this regional strategy to consider a number of strategies and goals, but these would be open to future discussion. They call for "qualified engineers" to prepare maps of shoreline areas that are vulnerable to future flooding, and for the maps to be updated regularly to reflect changing conditions and scientific information.
 - Until a regional strategy is developed, the proposed policies include an interim approach to regulating development in the areas within BCDC's jurisdiction that are subject to sea level rise. Certain projects would be encouraged "if their regional benefits and their advancement of regional goals outweigh the risk from flooding", including transportation facilities necessary to serve existing or planned development, and projects "that will concentrate employment or housing near existing or committed transit service ... particularly within ... Priority Development Areas ...and that

- include a financial strategy for flood protection that will minimize the burdens on the public and a sea level rise adaptation strategy ...”
- A proposed new policy says that “project reviews should be coordinated to resolve conflicting guidelines, standards or conditions” if more than one government agency had authority or jurisdiction over a particular issue or area (i.e. the City and BCDC). The proposed policies developed by BCDC staff seem reasonable and balanced and address the concerns that we had previously expressed to them.
 - *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.
 - *Water-Efficient Landscape Ordinance.* The City Attorney’s office agreed to take the ordinance to the Planning Commission in December and to the City Council in January. Adoption of this ordinance will make the City eligible to continue receiving Stopwaste.org funding for the recycling program.
 - *Significant Buildings.* A map and list of buildings are tentatively planned for Planning Commission consideration in January and City Council consideration in February.
 - *Art in Parklets.* Staff attended an interdepartmental meeting regarding art in parklets. Parklets are small landscaped seating areas in the parking lanes of streets.

III. Building Division

- ***Permit and Inspection Activity.*** The attached tables summarize the second month of fiscal year 2011-2012 for building permit and inspection activity. The month of August continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal years 2009-10 and 2010-11. For August a total of 69 permits have been issued, based on a total valuation of \$10 million and generating \$203,000 in fees. During the same period, 408 inspections have been conducted. Field inspection totals of 178 (43%) were related to major projects, and 230 (57%) were ongoing routine inspections such as tenant improvements, remodels, including residential, field staff consultations and code enforcement.
- ***Major Projects.*** Various building permits have been issued for the new property owner LBA which has purchased the office towers at 1900, 2000 and 2100 Powell Street. A permit for a large tenant improvement, the California State Automobile Association headquarters located at 1900 Powell Street, floors 9-12, has been issued. The building permit for the Bakery Lofts IV project has also been approved and construction activity is anticipated in the near future. The EmeryStation Greenway project is well underway and construction 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, Public Market storefront improvements, and the City of Emeryville Police Station renovation projects. The Building Division anticipates several new development projects in fiscal year 2011-2012 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 Planning and Building Department Questionnaire is available 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 August, the Director of Planning and Building received one questionnaire, 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 August included:
 - *EMOC* - 6001 Shellmound Street; 1st floor demolition.
 - *Public Market* – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
 - *LBA* – 1900 Powell Street, site improvements.
 - *Escuela Bilingüe Internacional* – 4550 San Pablo Avenue, sewer lateral replacement, abandonment.
 - *Taqueria Aguillilla* – 5959 Shellmound Street, tenant improvements.
 - *Uniform Advantage* – 5705 Christie Avenue, electrical improvements.
 - *CSAA Headquarters* – 1900 Powell Street, 9-12 floors; tenant improvements, accessible restroom upgrades.
 - *MES* – 1900 Powell Street; tenant improvements.
 - *Novartis Building H* – 5301 Horton Street; concrete demolition, equipment pad.
 - *EZ Consulting Engineering* – 1900 Powell Street, 2nd floor; tenant improvements.
 - *Novartis Building Q* – 4650 Horton Street; accessible restroom upgrades.
 - *Specialty Cafe* – 1900 Powell Street, 1st floor; tenant improvements.
 - *Spec Suites* – 2200 Powell Street; tenant improvements.
 - *Crispy Fry* – 5959 Shellmound Street, tenant improvements.
 - *Novartis* – 5300 Chiron Way, Infectious Disease Group; tenant improvements.
 - *Ocean Avenue Townhouses* – 1276 Ocean Avenue; residential units.
 - *Novartis Campus* – accessibility upgrades.

- *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 and electrical renovations.

- **Construction Meetings.** Construction meetings (weekly) and site visits were held in August for the following projects:
 - *AC Transit* – 1177 47th Street; hydrogen refueling station.
 - *LBA* – 1900 Powell Street, site improvements.
 - *CSAA Headquarters* – 1900 Powell Street, 9-12 floors; tenant improvements.
 - *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.
 - *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 occurred on July 9.
 - *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 August:
 - *Pixar Animation Studios* – Phase II building, 1200 Park Avenue (CO)
 - 23 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 August, these procedures facilitated the following submittals:
 - Same day plan check/permit issuance (fast track) for 9 submittals.
 - Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 17 applications submitted.

- ***Contacts and Inquires.*** Building Division staff fielded a total of 227 counter contacts and 182 telephone queries in August.

- ***Field Inspections.*** The Building Division continues to observe consistency in the amount of inspection requests for August. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy continues to dictate the amount of construction activity. Field inspection staff performed 408 inspections in August and anticipates this trend to continue throughout this calendar year. This is an average of 204 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects such as EmeryStation Greenway account for an adjusted six hours per day for one inspector with additional field staff support on a periodic basis. Even though most of the large projects within the City are almost complete, the preponderance of inspection activity has shifted to large tenant improvement projects. 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 affect, particularly the CALGreen Building Code, Building Division 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

- ***Alameda County Planning Directors Meeting.*** On August 26, the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Union City. The directors and a representative from the Alameda County Transportation Commission discussed land use scenarios for the countywide transportation plan, and how the County projections relate to the three new land use scenarios being developed by ABAG and MTC for the regional Sustainable Communities Strategy (SCS) as required by SB 375.
- ***Insurance Services Office (ISO) Update.*** In April, the Chief Building Official completed a questionnaire and was interviewed by ISO staff to measure the Building Division's commitment to the adoption and administration of building codes affecting the construction of new buildings. On August 9, ISO reported their findings to the City Manager. ISO is an independent statistical, rating, and advisory organization that serves the property/casualty insurance industry. ISO collects information on a community's building code adoption and administrative services, analyzes the data and then assigns a Building Code Effectiveness Grading Schedule Classification (BCEGS) from 1–10. Class 1 represents exemplary commitment to building code administration and 10 indicate no recognizable enforcement. Jurisdictions with well administered, current codes demonstrate better loss experience and the community insurance rates reflect that. The prospect of minimizing catastrophe related damage and lowering insurance costs gives the community an incentive to administer the building codes effectively.

ISO has evaluated over 9,000 code enforcement agencies in the nation, including over 300 in California. In each of these agencies, three elements of building code adoption and enforcement are reviewed. These three elements are the administration of codes, plan review and field inspections. ISO assigns two grades based on these three elements, one for one- and two-family dwellings ("Personal"), and one for commercial and all other construction ("Commercial").

ISO's study has concluded in a BCEGS classification for the City of Emeryville Building Division of "Grade 2" for both Personal and Commercial. This makes Emeryville one of the best Building Divisions in both California and the nation. In California, out of over 300 cities studied, no cities were awarded Grade 1 and only 17 were awarded Grade 2, which puts Emeryville in the top 6% of California cities. Nationwide, only five cities received Grade 1, and only 160 got Grade 2, out of over 9,000 cities studied. This puts Emeryville in the top 2% of cities in the United States. This rating should help developers in Emeryville to obtain affordable insurance for their buildings, and is a measure of our commitment to customer service through the strict administration and enforcement of building codes.

- ***EBMUD Regional Private Sewer Lateral (PSL) Ordinance Update.*** On August 3, the Planning and Building Director, Chief Building Official, Public Works Director, City Manager, and Assistant City Attorney met to discuss implementation of this new ordinance, which was adopted as a mandate from the U.S. Environmental Protection Agency and East Bay Municipal Utility District (EBMUD). The ordinance requires property owners to have a verification test of their sewer laterals, and replace the laterals if they fail the test, before

(1) selling their property, (2) obtaining a building permit for construction valued at \$100,000 or more, or (3) changing the size of their water meter. The Building Division continues to meet with Public Works to define the field inspection roles which involve EBMUD inspectors. The challenges of administration, obtaining compliance and issuance of certifications involve the various parties with defined roles in achieving the objectives including public information and expectations. As a result of these meetings, the Building Division will continue to administer PSL permits and plan check as necessary. The Public Works Department's field inspector will take the lead in providing inspection services coordination with EBMUD inspectors, contractor and public. This includes scheduling inspection dates and time, approving and disapproving construction installations and providing test results. In addition, this process will result in final signoff and certifications. The Building Division's inspection staff will provide support in private property construction applications when necessary.

- ***League of Cities Legislative Briefing Webinar.*** On August 25, the Planning and Building Director joined other department heads and the City Manager for a special end of session legislative briefing webinar hosted by the League of California Cities to highlight top priority bills cities should be focused on as the legislative session wraps up. The webinar highlighted several key areas including what to expect during the remaining weeks of the legislative session, current League legislative priorities, and other bills and issues to watch.
- ***Planning Outreach.*** Senior Planner Miroo Desai ran a Leadership and Design Workshop session at the Emery Secondary School on July 7. Approximately 15 students were present at this summer workshop series. This was done in association with the northern section of the American Planning Association.
- ***Census Workshop.*** Associate Planner Diana Keena attended a workshop at California State University, Hayward, presented by staff from the Center for Economic Development at California State University, Chico. The workshop showed how to find and use data from the 2010 Census, American Community Survey, and Longitudinal Employer Household Dynamics Program, which shows where employees live.
- ***Employee Appreciation Luncheon.*** At the annual Employee Appreciation Luncheon on August 24, the Planning and Building Director joined other department heads and the City Manager in flipping burgers, grilling hot dogs, and serving up a hearty lunch in appreciation of the tireless efforts of our dedicated staff. We all enjoyed several games of bingo before returning to work.
- ***Permit Tracking System and GIS.*** CRW TRAKiT, the Planning and Building Department's new permit tracking software, has now been live for one year, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on August 10 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, has recently attached plans and signed resolutions for 2010 and 2009, and is assisting the IT Manager with the geocoding of condominiums into land parcel polygons in the GIS system. 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 Council approval. Like the rest of the TRAKiT system, this new module will be funded by the Technology Fee, a 0.1% surcharge on building permits.

- *Planning Intern.* Lubaina Rangwala began her internship on August 3.

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.

Our Motto: Plan it! Build it! Do it!

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
PERMITS ISSUED													
Building Permits	22	24											46
Plumb., Elec., Mech.	36	34											70
Fire	11	11											22
MON. TOTALS	69	69	0	0	0	0	0	0	0	0	0	0	
FISCAL YEARLY TOTAL													138
VALUATION													
Residential	\$84,810	\$27,750											\$112,560
Sub Permits	\$542,014	\$162,066											\$704,080
Commercial	\$4,522,431	\$10,152,502											\$14,674,933
MON. TOTALS	\$5,149,255	\$10,342,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
FISCAL YEARLY TOTAL													\$15,491,573
FEES COLLECTED													
General Plan	\$26,571.44	\$52,661.05											\$79,232.49
Building Standards Admin.	\$250.00	\$458.00											\$708.00
Technology Fee	\$5,321.31	\$10,525.22											\$15,846.53
Building Permit	\$36,998.20	\$39,227.25											\$76,225.45
Plan Review	\$28,258.90	\$36,848.23											\$65,107.13
Energy Review	\$2,188.93	\$4,352.88											\$6,541.81
Electrical Permit	\$8,151.96	\$8,325.37											\$16,477.33
Plumbing Permit	\$2,910.36	\$6,049.27											\$8,959.63
Mechanical Permit	\$9,527.79	\$5,478.37											\$15,006.16
S.M.I.P.	\$961.17	\$2,141.05											\$3,102.22
Microfiche	\$404.92	\$382.96											\$787.88
Fire Dept. Fees	\$4,318.26	\$5,513.21											\$9,831.47
Sewer Connection	\$450.00	\$6,602.00											\$7,052.00
Bay-Shell	\$0.00	\$0.00											\$0.00
Traffic Impact	\$0.00	\$19,241.93											\$19,241.93
School	\$0.00	\$0.00											\$0.00
Art Public Places	\$0.00	\$4,857.41											\$4,857.41
Other : (Fire Suppr)	\$0.00	\$0.00											\$0.00
MON. TOTALS	\$126,313.24	\$202,664.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
FISCAL YEARLY TOTAL													\$328,977.44

Planning and Building Department
Major Development Projects
August 2011

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Tentatively scheduled for Planning Commission study session 12/8/11 and approval 3/22/12.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg submitted 10/12/10.						
Bay Street "Site A" NW Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC hearing 9/22/11.						
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.						
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.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Bullseye Glass 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	PC approved 5/26/11. Building permit application for TI and exterior submitted 8/17/11.			PC - 5/26/11			
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Building permit application submitted to City of Oakland. Undergoing "value engineering".			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			
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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Build permit approved 8/26/11 and is ready to issue when fees are paid.			CC - 11/20/07			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Shoring permit issued 1/21/11. Building permit issued 2/25/11.			CC - 5/19/09			
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Seismic upgrade permit issued 6/23/11. Phase 1 TI building permit issued 7/8/11.			CC - 5/19/11			
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			
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			
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. Assembled 7/9/11.			PC - 2/28/08			
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 finalized 9/2/10. Permit for 3rd phase solar panels issued 12/14/10.			DPB - 6/19/09			
Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO pending.			CC - 2/7/06			
Pixar, Phase II NE Park Ave. & Hollis St.	Production building - 155,000 s.f.	Superstructure permit issued 8/21/09. TCO issued 4/15/11. CO issued 8/12/11.			CC - 1/20/09			

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

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

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

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<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>

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<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>
<p>Gateway @ Emeryville 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny's restaurant, 76 gas station, and Kinko's parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
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
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

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<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011 and is ready to issue.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p>	<p>Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. Building permit applications submitted on January 18, 2011. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011.</p>	

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Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules will be constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010; ready to issue. Issued building permit on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9. Final on-site finish work expected to be completed by September 2011.	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 issued on August 12, 2011.	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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Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011.	Geoffrey Sears Wareham Development (415) 457-4964
OTHER			
Panera Bread Southwest corner 40 th & Horton Sts. UPDR10-001	4,000 square foot restaurant pad in northeast corner of Target parking lot.	Planning Commission approved December 9, 2010. Building permit application under review by City of Oakland. Project currently undergoing “value engineering” due to budget constraints.	Christopher Wadleigh (949) 702-0700
Police Station Renovation 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Revised design approved by Planning staff on July 9, 2009. Building permit issued May 6, 2010.	Mauricio Moreno Don Dommer Associates (510) 655-7793
Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716

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<p>Emeryville Center of Community Life Emery Secondary School site at 47th Street and San Pablo Avenue</p>	<p>Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.</p>	<p>Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Planning Commission study session tentatively scheduled for December 8, 2011.</p>	<p>Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314</p>
<p>Escuela Bilingüe 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>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. Issued building permit for Phase I tenant improvement on July 8, 2011.</p>	<p>John Horsh (510) 872-6182</p>
<p>Fire Station #2 6303 Hollis Street UP10-02, DR10-07</p>	<p>New 12,930 square foot fire station to replace existing fire station.</p>	<p>Approved by Planning Commission on June 24, 2010.</p>	<p>Margaret O'Brien Public Works Department (510) 596-4336</p>
<p>HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07</p>	<p>New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59th and Doyle Streets.</p>	<p>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.</p>	<p>Philip Banta Architect (510) 654-3255</p>

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<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 scheduled for September 22, 2011. Project currently undergoing "value engineering" due to budget constraints.</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. Received building permit application for seismic upgrade on July 17, 2011. Received building permit application for tenant improvements and exterior improvements on August 17, 2011.</p>	<p>Mark Schlientz Kava Massih Architects (510) 644-1920</p>