



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: October 1, 2011
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building
SUBJECT: **PROGRESS REPORT – SEPTEMBER 2011**



HIGHLIGHTS OF THE MONTH

The recent uptick in development activity continued in September as several major projects advanced through the “pipeline”. Planning for the Center of Community Life accelerated with several community workshops and staff meetings. The Emeryville Center for the Arts was approved by the Planning Commission on September 22. Building permit applications were received for the Parkside (formerly “Papermill”) residential project on September 19, for upgrades to the Pak N’ Save store on September 27, and for the Ambassador Housing main building on September 30; the building permit for the Bakery Lofts IV residential project was approved and has been “ready to issue” since August 26. Construction continued on the EmeryStation Greenway lab building as the steel framing rose out of the ground and the building began to take shape.

Meanwhile, in long-range planning, the Zoning Update Steering Committee reviewed the new use classification system and began their review of the zoning matrix indicating where uses would be permitted. Staff devoted significant time towards completion of the Pedestrian and Bicycle Plan, Sustainable Transportation Plan, and Traffic Impact Fee study. The Park Avenue Grand Opening Party on September 15 provided an opportunity for staff and the community to celebrate the culmination of many years’ work on the Park Avenue District Plan and street beautification project.

Staff also attended a number of educational and professional development events including the American Planning Association California Chapter conference, California Building Officials Education Week, the California Association of Code Enforcement Officers conference, and the Leadership East Bay orientation and kick-off meeting for the class of 2011-12.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

The following planning and building related items were considered by the City Council and Community Development Commission at their September meetings:

September 6, 2011:

Demolition of Golden Gate Lock and Key Building. The Council approved the plans and specifications for demolition of the Golden Gate Lock and Key Building at 3706 San Pablo Avenue and other buildings on the site. The vote was 4-1; Vice Mayor West voted “no”. The Council had previously approved the necessary findings for demolition of a significant building.

Sherwin Williams Noise Waiver. The Council considered and denied a request to allow remediation work during evening and weekend hours at 1450 Sherwin Avenue. The vote was 3-2 to deny the request; Mayor Davis and Councilmember Brinkman voted against the motion to deny the request.

Appointment to Park Avenue District Advisory Committee. The Council appointed Ashley Christian Trinh to the committee as a resident member.

September 20, 2011:

West Berkeley/Emeryville Bioscience Cluster. The Community Development Commission heard an update on development of a marketing strategy for this bioscience area that extends from the Bayer Campus in West Berkeley to the Novartis Campus Emeryville.

PLANNING COMMISSION

The Planning Commission considered the following items at its September 22 meeting:

Emeryville Center for the Arts. The Commission unanimously approved a Use Permit and Design Review for 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.

Powell Street Plaza Monument Sign. The Commission unanimously approved a Major Sign Permit to remove the existing monument sign at the southwest corner of Powell Street and Christie Avenue and replace it with a taller sign to the south of the path at that corner, with a condition that the sign be reduced to a height of 22 feet instead of the 29 feet proposed.

Sustainable Transportation Plan. The Commission considered a Sustainable Transportation Plan to implement transportation policies of the General Plan, including strategies to improve transit services, pedestrian and bicycle connectivity, transportation demand management, parking management, and wayfinding. The Commission continued the item and appointed an ad hoc committee of Commissioners Scheurman, Cardoza, and Flores to work with staff to improve the plan. A meeting of the ad hoc committee is scheduled for October 12.

ZONING UPDATE STEERING COMMITTEE

The Zoning Update Steering Committee met on September 27 and reviewed use classifications and started their review of the matrix showing what uses are permitted in each zone. At the request of members of the public the uses to be allowed in the Light Industrial (INL) zone were expanded to include more commercial and civic uses. The Committee will continue its review of the matrix at their October 25 meeting.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in September. Some members attended the Park Avenue Grand Opening Party on September 15. The next regular quarterly meeting will be on November 9.

TRANSPORTATION COMMITTEE

At its September 27 meeting, the Committee approved replacement of a red zone along the north side of Park Avenue in front of 1500 Park. A discussion of truck ingress and egress at Powell Street Plaza was continued to the next meeting. The Committee decided to suspend street sweeping on 62nd Street until the completion of the sewer construction there, and recommended a timed white passenger loading zone at 1251-1253 61st Street, as well as a more long term solution for loading zones for paratransit pick ups. Lastly, the Committee recommended that the City Council approve restriping Emery Street between 40th Street and West MacArthur Boulevard with bike lanes.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

The Subcommittee did not meet in September; its next regular meeting will be on October 3.

COMMUNITY EVENTS COMMITTEE

At its September 14 meeting, the Committee approved a permit for a wedding at the Marina on July 28, 2012, with conditions.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on September 14, with representatives from the Planning and Building, Public Works, and Police Departments and the City Attorney's Office discussing the following project:

Wells Fargo Bank. The DCC reviewed a proposal to construct a new, one-story, 5,000 square foot bank at the northwest corner of Shellmound Street and Christie Avenue. A variety of comments regarding public improvements, site layout, building design and security issues were made. It was suggested that the building be moved 10 feet to the west to accommodate a wider sidewalk along Shellmound Street, in conformance with the Emeryville Design Guidelines. Although this will result in the loss of some parking spaces, a parking study by Fehr and Peers commissioned by the bank showed that the site has a large surplus of parking. Other

suggestions included squaring off the corner of Shellmound and Christie to provide more sidewalk area and shorter street crossings for pedestrians, new crosswalks across Shellmound and Christie, additional landscaping, relocation of disabled parking spaces, relocation of ATM machines to the front of the building, bicycle parking, and various design and security enhancements. The project is scheduled for a Planning Commission study session on October 27 and approval on December 8.

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. 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. Staff attended a community workshop held in City Hall on September 13. As noted above, the Planning Commission unanimously approved the project 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 project manager to review the process and schedule. Staff met with the School District's bond counsel on September 2 to provide valuation data for anticipated development projects, which will affect the amount of the district's next bond issuance for the project. On September 13, staff met with the project manager and architect team to discuss General Plan and zoning implications for the project. Staff attended the second community workshop held at the Emery Secondary School on September 17. The next community workshop is scheduled for the evening of Thursday, October 13 at the Senior Center. On September 21, staff met with the project manager and staff from the Community Services Department to discuss the design of the proposed public path along the western edge of the project in relation to the swimming pool. 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. Meanwhile, staff will be participating in the School District's preparation of a CEQA environmental document, presumably a Mitigated Negative Declaration.

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. The applicant has agreed in writing to install the mural and bike lockers in the future if store receipts are sufficient. The proposed changes will be reviewed by the Planning Commission at their October 27 meeting.

Ambassador Housing Project. This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. Staff received building permit applications for two townhouse buildings along Adeline Street on December 22, 2010, 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. On September 30, the building permit application for the main building was received and is under review.

Parkside (formerly "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. Meanwhile the building permit application was received on September 19 and is under review.

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.

Public Market “Green Living Room”. On September 12, staff met with TMG Partners to discuss development of a “Green Living Room” on the west side of Shellmound Street north of Shellmound Way, south of the proposed Urban Outfitter store (former Borders Books location). The proposal would include landscaping and access improvements, bicycle sharing and parking, renewable energy, electrical vehicle car charging and parking reconfigurations, and environment educational and art displays. It would be funded by a \$1.35 million Catalyst Award from the State Housing and Community Development Department. A Planning Commission study session on the proposal is scheduled for October 27.

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 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. In September, the foundation was completed and installation of the building’s steel framing began.

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 a department store 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 September, with hazardous waste being removed by rail to a disposal site in Grandview, Idaho and non-hazardous waste being transported by truck to local landfills. As noted above, on September 6 the City Council denied a request for a noise waiver for evening and weekend work.

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 October.

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 Parkside (formerly “Papermill”) residential project, and agreed on the design of the private parking lot across the street, which is being reconfigured as part of the Parkside Mixed Use Project’s conversion of the adjacent City parking lot into a park. On September 6, staff met with the applicant and architect to discuss the requirement for disabled parking. Because some of the spaces will need to be located in this new parking lot, sidewalks between there and the building’s front door will need to be upgraded to provide an “accessible path of travel”.

City Storage. A Planning Commission study session was held on August 25 on this proposal to convert the existing 32,291 square foot brick building at the northeast corner of 40th and Adeline Streets to 57,600 square feet of self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. 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 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; it appears that only minor design review will be required from Oakland.

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 almost complete.

Bakery Lofts Phase IV. The building permit application for this 18-unit apartment building and café on Adeline Street at 47th Street was approved on August 26 and will be issued when all applicable fees are paid.

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; the TCO was issued on September 1.

Bulls Eye Glass. A Conditional Use Permit and Design Review permit to refurbish and reuse an existing 11,627 square foot building at 4515 Hollis Street for artisanal glass sales, warehousing, classrooms, and showroom were approved by the Planning Commission on May 26. The project went over budget, and so the architect is proposing some minor alterations to the exterior, which staff will review and approve administratively. A building permit application was received on August 17, for which planning staff issued a comment letter on August 23. On September 20, a building permit for seismic upgrade work was approved and will be issued when all applicable fees are paid.

Wells Fargo Bank Branch Office. This is a proposal for a new 5,000 square foot branch office building at the northwest corner of Shellmound Street and Christie Avenue, for relocation of the existing branch office from 5801 Christie Avenue, northwest of the Powell and Christie intersection. As noted above, the project was reviewed by DCC on September 14. A Planning Commission study session is scheduled for October 27, with a decision hearing on December 8.

AC Transit Hydrogen Fuelling Station. In September, Planning staff signed off on the Certificate of Occupancy for this project. The building permit was “finalized” on September 16.

Powell Street Plaza Monument Sign. As noted above, on September 22 the Planning Commission approved a Major Sign Permit to remove the existing monument sign at the southwest corner of Powell Street and Christie Avenue and to install a new, taller monument sign to the south of the sidewalk with a condition that the sign be reduced from the 29 feet proposed to a maximum height of 22 feet.

Urban Outfitters Roof Sign. A Major Sign permit to install a new roof sign at 5903 Shellmound Street, at the south end of the Public Market, was received on September 6, and will be reviewed by the Planning Commission on October 27.

Bon Motif/Rug Depot. On September 26, staff met with the owner of this warehouse and retail property on the north side of 40th Street between Horton and Hubbard Streets to discuss permissible uses of the property under the General Plan and zoning regulations. The owner is retiring and is considering whether to continue using the property for retail and wholesaling uses, or to sell it for development.

East BayBridge Shopping Center Improvements. Under new ownership, Catellus is proposing upgrades to the East BayBridge shopping center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center are also being considered for the longer term. On September 19, staff met internally to discuss the proposed upgrades, which will be processed administratively. Any future intensification of uses will require reconvening the Emeryville/Oakland JPA for the project.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Solar Panel Installation, 1074 A 45th Street. A minor Design Review permit to install solar panels on the roof of a single family residence in the Triangle neighborhood was approved on September 13.

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 approved on September 9.

Signs

Watergate Market Sign, 2390 Powell Street. A minor Sign permit to install two new non-illuminated signs and to place blue vinyl letters over the existing white illuminated sign was approved on September 9.

Ashley Steward Signs, 5755 Bay Street. A minor Sign permit to install two new illuminated wall signs was approved on September 13.

“Real Steel” Banner, 5616 Bay Street. A minor Sign permit to install a temporary banner for 45 days advertising a new movie at the AMC Theater was approved on September 20.

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 September staff developed a comprehensive outline of the zoning and subdivision regulations. Work continues on code sections including general provisions, terms and definitions, code administration, subdivisions, non-conforming uses and structures. Staff met with the Executive Committee on September 13 to review the agenda for the September 27 Steering Committee meeting.

Pedestrian and Bicycle Plan. The staff technical advisory committee has been meeting on a weekly basis to review the Administrative Draft of the Pedestrian and Bicycle Plan. Staff is editing the document. On September 1, the project managers for the Pedestrian and Bicycle Plan and the Sustainable Transportation Plan conferred to ensure that these two major efforts are consistent with each other.

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 December. The recent acquisition of the Woodfin Hotel by Hyatt provides 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. A meeting with Hyatt ownership to discuss the guidelines is scheduled for October 4.

Traffic Facilities Impact Fee Update. Staff met with consultants on September 22 to discuss potential TIF projects to be included in the Capital Improvement Plan (CIP) based on the Pedestrian and Bicycle Plan and the Sustainable Transportation Plan. To sync up the timing with the Pedestrian and Bicycle Plan, it was decided that a Planning Commission study session should be held in January 2012 and a City Council study session next March.

Sustainable Transportation Plan. Staff coordinated the plan with the Pedestrian and Bicycle Plan, edited the plan in response to review comments, and publicized the Planning Commission hearing via email and web page. As noted above, the Planning Commission reviewed the plan on September 22 and appointed an ad hoc committee of Commissioners Scheuerman, Cardoza, and Flores to meet with staff to improve the plan. That meeting is scheduled for October 12.

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.

Ninth Street/Greenway Connection. Our staff is participating in Berkeley's design and construction of the bike path connection between the Emeryville Greenway and the Ninth 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, trash cans, and paving along street connections are complete. Path striping and pavement marks, and path furniture is to be installed the second week of October, and Ninth and Murray Streets, connecting the path to Ashby Avenue, are being reconstructed. The path itself is open to use, and the official opening should be in mid-October.

Park Avenue Grand Opening Party. In cooperation with the Chamber of Commerce, Emeryville Center for the Arts, and Bank of Alameda, the City held a festival to celebrate the completion of the Park Avenue improvements on Thursday, September 15, in the plaza at the west end of the

street. The festival featured food, drinks, and live music, and was a great success. Many members of the community turned out to celebrate.

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 its September 6 meeting, the Regional Advisory Working Group discussed alternative land use scenarios, transportation network scenarios, and a proposed One Bay Area Grant Program to focus Federal funding in Priority Development Areas and areas that accept high Regional Housing Need Allocation numbers. Staff reviewed projected housing and jobs numbers in the Alameda County Transportation Commission's draft locally preferred scenario. The scenario includes more housing and fewer jobs than most cities prefer.

Countywide Transportation Plan and Measure B. Staff reviewed land use scenarios for the Countywide Transportation Plan. At the September 8 Technical Advisory Working Group meeting, committee members received the draft plan and participated in a small group exercise about prioritizing projects and allocating funding between projects and "programs", which include most pedestrian, bicycle and transit projects. Staff followed up with a letter asking questions and seeking to move Emeryville projects to a higher priority, improving the north-south balance of the project list.

Congestion Management Program Conformity Requirements. Staff updated the Alameda County Transportation Commission's land use table and filled in the Transportation Demand Management questionnaire.

Bay Plan Amendment. On June 2, the San Francisco Bay Conservation and Development Commission (BCDC) gave direction to its staff concerning proposed amendments to the Bay Plan addressing future sea level rise. In August, our Planning staff reviewed the proposed amendments and determined that they seemed reasonable and balanced and addressed the concerns that we had previously expressed. Adoption of the policies by the BCDC Commission is scheduled for October 6.

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. This ordinance is expected to go to the Planning Commission in January and to the City Council in February and March, taking effect in April. Having this ordinance in place by June 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 February and City Council consideration in March.

Art in Parklets. In September, staff attended a second interdepartmental meeting regarding art in parklets. The group discussed functions and locations of art parklets. Parklets are small landscaped seating areas in the parking lanes of streets.

Community Risk Reduction Plan (CRRP) for Diesel Emissions. Staff researched the elements of the CRRP process, the Bay Area Air Quality Management District's role, and risk reduction strategies.

Grant Meetings. Staff attended three interdepartmental meetings on grants: the regular grant coordinating meeting on September 14; a brainstorming session on a fixed-route tri-city transit system on September 27; and a meeting on MTC's proposed One Bay Area Grant criteria on September 11. For the One Bay Area grant, cities would need to have two of the following: a bicycle/pedestrian plan, affordable housing policies, parking policies, and/or a Community Risk Reduction Plan for diesel emissions.

West Oakland Specific Plan. This major planning effort for the district immediately south of Emeryville is just getting underway. Staff met with the project managers to share information on September 2 and attended the first community workshop on September 13.

Economic Development Strategy. The Redevelopment Agency has partnered with the Emeryville Chamber of Commerce for development and implementation of an Economic Development Strategy. On September 13, the Planning and Building Director was interviewed by the Chamber's project manager.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the third month of fiscal year 2011-2012 for building permit and inspection activity. The month of September 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 September a total of 69 permits have been issued, based on a total valuation of \$4.8 million and generating \$451,000 in fees. During the same period, 627 inspections have been conducted. Field inspection totals of 377 (60%) were related to major projects and 250 (40%) 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. Construction is proceeding with occupancy slated for early October. 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 Parkside (formerly "Papermill") residential and live-work project, Bullseye Glass, Guitar Center tenant improvements at the Public Market, EmeryStation West/Transit Center, Pak N' Save Upgrade, Baker Metal Live-Work, 39th and Adeline Project, and the Ambassador Townhouse project, buildings 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 September the Director of Planning and Building received three questionnaires, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. These meetings' focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns. Some of the projects have already received planning approvals while others have not. Such meetings held in September included:

- **Novartis Building 4** – 5300 Chiron Way; post Building M demolition remodel and repair, west elevation.
- **Novartis Building N** – 4560 Horton Street; post Building M demolition remodel, repair, north elevation.
- **PRC Medical Group** – 1335 Stanford Avenue; voluntary seismic upgrade and tenant improvements.
- **Novartis Building G** – 1400 53rd Street; conversion of infectious disease storage room to laboratory, tenant improvements.

- **Editions Limited** – 1545 Park Avenue; exterior improvements, storefront.
- **Apple Store** – 5673-B Bay Street; phase 2, tenant improvements, office/break room.
- **Kelly's Deli** – 3838 Hollis Street; food concession stand.
- **Public Market** – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
- **Bay Street, Building A** – 5616 Bay Street; waterproofing repairs.
- **CrossFit Oakland** – 1313 67th Street; tenant improvements.
- **1074 45th Street** – single family residence photovoltaic system.
- **Amyris Pilot Plant** – 1355 59th Street; extend loading dock platform.
- **Watergate Condominiums Clipper Club** – Building G; public pool demolition, removal.
- **Novartis Building H** – 5301 Horton Street; concrete demolition, equipment pad.
- **Novartis Building Q** – 4650 Horton Street; accessible restroom upgrades.
- **Specialty Cafe** – 1900 Powell Street, 1st floor; tenant improvements.
- **Novartis Campus** – accessibility upgrades.
- **Andante (four buildings)** – 1121 40th Street; construction defect repairs.
- **Courtyards at 65th Street** – 1465 65th Street; phase 16-27, 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 September for the following projects:

- **LBA** – 1900 Powell Street, site improvements.
- **CSAA Headquarters** – 1900 Powell Street, 9-12 floors; tenant improvements.
- **Public Market** – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
- **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.
- **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.
- **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 September:

- **Santeen** – 2100 Powell Street, floors 15-16; tenant improvements (CO)
- **CrossFit Oakland** – 1313 67th Street (TCO)
- **Escuela Bilingüe Internacional** – 4550 San Pablo Avenue (TCO)
- **Checkpoint/Tempsys** – 5701 Hollis Street (TCO)
- 9 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 September, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 13 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 19 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 206 counter contacts and 189 telephone queries in September.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for September. 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 627 inspections in September and anticipates this trend to continue throughout this calendar year. This is an average of 313 field inspections per month by

the Building Division's two building inspectors (one City staff and one WC³ staff) or 15 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 and the CSAA tenant improvement account for an adjusted four to 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. The Building Division staff continues 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.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On September 30, the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the County. The County Planning Director led a discussion of planning activities under the County's jurisdiction, which mostly includes the unincorporated areas, such as Castro Valley, San Lorenzo, Cherryland, Ashland, and Sunol. The latest material on land use scenarios for the countywide transportation plan from the Alameda County Transportation Commission were distributed and discussed.

Leadership East Bay. Senior Planner Miroo Desai (as well as Community Economic Development Coordinator Amber Evans from Economic Development and Housing) is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. An orientation session was held at Mechanics Bank in downtown Berkeley on September 6 for the incoming class, and was also attended by alumni from previous years' programs including the Planning and Building Director and the Public Works Director.

American Planning Association California Chapter Conference. Senior Planner Miroo Desai attended the APA California Chapter conference in Santa Barbara between September 11 and September 14.

California Association of Code Enforcement Officers (CACEO) Conference. Chief Building Official Victor Gonzales attended the annual CACEO conference September 6-9 in Pacific Grove. Courses of training included Healthy Homes which addressed three elements of water intrusion, mold removal and the removal of lead-based paint and how it causes a home to be unhealthy to the occupants. Regulations and codes were also addressed with feedback from the attendees of common practices and applications for compliance. A course in Ways to Fund Programs with case studies on the funding of Code Compliance programs was also attended. The information included rental housing inspection programs, cost recovery programs, administrative citations and other sources for funding such as state-funded abandoned vehicle abatement. Finally, the courses included an overview of the National Pollutant Discharge Elimination System (NPDES) and the Clean Water Act, followed by breakout sessions amongst various jurisdictions to discuss various ordinances and training of field staff for inspection purposes.

California Building Officials Education Week. Building Division staff and Assistant Planner Arly Cassidy attended the annual Education Week held in San Ramon September 26-29. These events provide courses on a variety of topics including zoning, inspections, case studies, and updates on code administration. The courses and schedules were carefully chosen to allow optimum educational opportunities for all participants, including courses to work toward the increasingly valuable California Track Credentials. Courses attended included Residential Fire Protection Systems, Permit Technician I: Fundamentals, Permit Technician II: Practical Application, ADA Accessibility, California Residential Fire Sprinkler Systems, Zoning and Land Use, Solar Photovoltaic Systems, Housing Accessibility, and Practical Code Enforcement for Building Officials. A commitment to this type of continuing education is a contributing factor to the Building Division's outstanding rating from the Insurance Services Office (ISO) (see last month's progress report).

Required Findings for Local Building Code Amendments. The California Building Standards Commission staff has advised the Building Division that, because certain required findings were not included when the City adopted local amendments to the State Building Code, those amendments cannot be enforced. These amendments apply mainly to fire sprinklers and do not affect most of the projects processed by the Division. In order to remedy this deficiency (which has never been an issue in any previous code adoption cycle), staff will be preparing an ordinance for future City Council consideration to reaffirm its previous adoption of the local amendments, and to apply the required findings to them. Planning and Building, Fire Department, and City Attorney's Office staff met on September 20 to discuss this issue.

Urban Vision Software Demonstration. Associate Planner Diana Keena attended a demonstration at U.C. Berkeley of a program being developed by U.C. Berkeley for the Metropolitan Transportation Commission to simulate buildings, streetscapes, cars and pedestrians under various Sustainable Communities Strategy scenarios. Staff asked about showing bicycles, and mentioned local commute mode split as a way of allocating cars, pedestrians, buses and bicycles.

Economic Development Project Meetings. On September 16 and 30 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.

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 September 29 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's new permit tracking software, has now been live for over a year, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on September 14 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. In September, our intern attached plans and signed resolutions for 2008, 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. Sara Billing completed her two year internship with the General Plan and Zoning Update in September. The Project Manager is reviewing resumes to fill the vacancy.

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!

Planning and Building Department

Major Development Projects

September 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" NE 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. | | | | | | |
| Wells Fargo Bank Branch NW Shellmound & Christie | Bank - 4,995 s.f. | PC study session 10/27/11. PC hearing 12/8/11. | | | | | | |
| City Storage NE 40th & Adeline | Reuse existing building for 57,600 s.f. of personal storage. | PC study session 8/25/11. PC hearing 10/27/11. | | | | | | |
| 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. | | | | | | |
| Emeryville Center for the Arts 4060 Hollis Street | Space for Celebration of Arts, Historical Society, etc. | PC study session 6/23/11. PC approved 9/22/11. | | | | PC - 9/22/11 | | |
| Marketplace Redevelopment Phase I - 64th/Christie building | Residential - 193 units | CC approved 10/19/10. PC approved DA 12/9/10; CC approved DA ordinance 2/1/11. | | | | CC - 10/19/10 | | |
| Fire Station #2 6303 Hollis Street | New 12,930 square foot fire station to replace existing. | PC approved 6/24/10. | | | | PC - 6/24/10 | | |
| Emery Station West @ Transit Ctr NW Horton & 59th Sts. | 200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs. | PC deadlocked 3-3 on project on 1/28/10. CC approved project on appeal on 2/16/10. | | | | CC - 2/16/10 | | |
| Baker Metal Live-Work 1265 65th Street | Res./live-work - 17 units | PC approved 8/27/09. | | | | PC - 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. | | | | CC - 1/20/09 | | |

| Project Location | Description | Status/Comments | Planning | | | Building | | |
|---|--|--|-----------------|------------------------|---------------|------------|--------------|-----------|
| | | | Pre-Application | Application Processing | Approval | Plan Check | Construction | Occupancy |
| Pak N Save Upgrade 3889 San Pablo Ave. | New front façade, replace signs, landscaping | PC approved 5/26/11. Building permit application submitted 9/27/11. | | | 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 | Building permit application for Building A (main building) submitted 9/30/11. | | | PC - 12/10/09 | | | |
| Parkside Project Powell/Hollis/Doyle/Stanford | Residential - 168 units Live-work/flex - 8 units | Building permit applications for three buildings submitted 9/19/11. | | | CC - 11/18/08 | | | |
| 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 | | | |
| Bullseye Glass 4514 Hollis Street | Reuse existing 11,627 s.f. building for artisanal glass | Building permit for seismic upgrade approved 9/20/11 and is ready to issue when fees are paid. | | | PC - 5/26/11 | | | |
| 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 | | | |
| PRC Medical Office 1335 Stanford Avenue | Reuse existing 15,200 s.f. building for clinic. | PC approved 8/26/10. Building permit issued 9/27/11. | | | PC - 8/26/10 | | | |
| 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 | | | |
| 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 | | | |
| Escuela Bilingüe 4550 San Pablo Ave. | Pre-K - 8th grade school in existing 28,000 s.f. building. | Phase I TI building permit issued 7/8/11. Phase I TCO issued 9/1/11. | | | CC - 5/19/11 | | | |
| 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 | | | |
| AC Transit Hydrogen Energy Sta. 1177 47th Street | Hydrogen fueling station for zero-emission buses and cars. | Building permit finaled 9/16/11. Final CO pending. | | | PC - 1/22/09 | | | |
| Oak Walk Mixed Use Project NE San Pablo Ave. & 40th St. | Residential/retail - 54 new units plus 5 existing houses | Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO pending. | | | CC - 2/7/06 | | | |

Glossary of Abbreviations:

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

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| <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
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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. Approved building permit application for 7-Eleven on September 1, 2011; ready to issue.</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 | | | |
| Parkside (formerly 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. Received building permit application on September 19, 2011. | 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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|---|--|--|---|
| 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 |
| 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. Received application for apartment Building A on September 30, 2011. | Resources for Community Development Lihbin Shiao (510) 531-9911 |
| 39th and Adeline Residential Project East side of Adeline Street between 39 th Street and Yerba Buena Avenue UP06-12 and DR06-19 | Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland. | 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. | Zachary Goodman Murakami Nelson, Architects (510) 444-7959 |

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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> |

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| <p>Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01</p> | <p>Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.</p> | <p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. Building permit applications submitted on January 18, 2011. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011.</p> | |
| <p>Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01</p> | <p>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.</p> | <p>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 October 2011.</p> | <p>Seth Krubiner (415) 602-3326</p> |
| <p>OFFICE/HIGH TECH PROJECTS</p> | | | |
| <p>Clif Bar Emery Tech Building 1400 65th Street UP98-5, DR98-5</p> | <p>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.</p> | <p>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.</p> | <p>Dean Rubinson (415) 373-7706</p> |

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| Wells Fargo Bank Branch Northwest corner of Shellmound Street and Christie Avenue DR11-024 | New 4,995 square foot bank branch office. | Planning Commission study session scheduled for October 27, 2011; public hearing scheduled for December 8, 2011. | David Danis Vice President Wells Fargo Bank (415) 894-3228 |
| PRC Medical Group 1335 Stanford Avenue UP10-04/DR10-14 | Convert existing 15,200 square foot office building to medical clinic. Privately-owned parking spaces in City parking lot across Stanford Avenue being reconfigured into private parking lot as part of conversion of city parking lot into public park in conjunction with Parkside residential project. | Approved by Planning Commission on August 26, 2010, Building permit application submitted on <u>June 9, 2011</u> ; <u>issued</u> on September 27, 2011. | Mark Schlientz Kava Massih Architects (510) 644-1920 |
| 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 |

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| 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 |
| City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002 | Reuse of existing "significant" brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space. | Planning Commission study session held on August 25, 2011; public hearing scheduled for October 27, 2011. | Shawn Fritz Kava Massih Architects (510) 644-1920 |
| Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14 | Dock replacement and relocation of fuel system. | Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009. | Don Gussler Harbor Master (510) 654-3716 |
| Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue | Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs. | Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Monthly community workshops ongoing. Planning Commission study session tentatively scheduled for December 8, 2011; public hearing tentatively scheduled for March 22, 2012. | Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314 |

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| 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. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 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 |
| AC Transit Hydrogen Energy Sta. 1177 47 th Street UP08-09, DR08-20 | Hydrogen fueling station at Emeryville bus maintenance facility to fuel zero-emission cars and buses. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. The station would include a fueling facility inside the bus yard for zero-emission buses, and one along 45th Street for a limited number of zero-emission cars. | Planning Commission study session held September 25, 2008. Community meeting held November 15, 2008. City Council study session held November 18, 2008. Planning Commission approved on January 22, 2009. Commission granted one-year extension on February 25, 2010. Building permit application received on July 21, 2010; second submittal on November 2, 2010. Building permit issued on December 22, 2010. Planning Commission approved removal of two street trees on June 23, 2011. Building permit "finalized" on September 16, 2011. Final CO pending. | Jaimie Levin AC Transit (510) 891-7244 |

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| <p>Emeryville Center for the Arts 4060 Hollis Street DR07-05</p> | <p>Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.</p> | <p>City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Sheila Bergman selected as Executive Director in May 2010. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011. Planning Commission approved project on 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. Received building permit application on September 27, 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. Approved building permit application on September 20, 2011 for seismic upgrade; ready to issue.</p> | <p>Mark Schlientz Kava Massih Architects (510) 644-1920</p> |