



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** November 1, 2011

**TO:** Patrick D. O’Keeffe, City Manager

**FROM:** Charles S. Bryant, Director of Planning and Building 

**SUBJECT:** **PROGRESS REPORT – OCTOBER 2011**

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### HIGHLIGHTS OF THE MONTH

In October, the Planning Commission approved renovation of an existing brick industrial building at 40<sup>th</sup> and Adeline Streets for personal storage use, as well as design modifications for a new Panera Bread restaurant at 40<sup>th</sup> and Horton Streets. The Commission also held study sessions on a proposed Wells Fargo Bank branch at Shellmound Street and Christie Avenue, and on an innovative “Green Living Room” environmental demonstration project at the Public Market.

On the development front, the steel framing of the EmeryStation Greenway lab building was finished with a “topping off ceremony”, and several development projects were substantially completed, including final inspections for the AC Transit hydrogen refueling station and Clif Bar solar panel system, and a Temporary Certificate of Occupancy for the Krubiner prefabricated house on Beaudry Street. The American Automobile Association headquarters move from Walnut Creek to 1900 Powell Street was completed thanks to expedited processing by the Building Division and Fire Department.

Progress was made on several long range planning projects. The Zoning Update Steering Committee approved the matrix showing what uses are permitted in each zoning district, and staff finalized a comprehensive outline of the zoning and subdivision regulations, and completed a draft of Chapter 2: Use Classifications. A public review draft of the Pedestrian and Bicycle Plan was completed for BPAC review in November and December. The Sustainable Transportation Plan was reviewed by an ad hoc committee of the Planning Commission and is now being finalized for Commission consideration in January.

The City Manager attended the department’s monthly staff meeting to give an update on the Center of Community Life. Staff appreciated the opportunity to have direct interaction with the City Manager.

## 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 October meetings:

#### October 4, 2011

**Sandblasting.** The Council held the first reading of an ordinance to amend the Municipal Code provisions related to sandblasting to make them consistent with the Noise Ordinance.

**Center for the Arts.** The Council approved a \$70,000 grant to the Emeryville Center of the Arts for preconstruction activities and heard a status report on the project.

#### October 18, 2011

**Bike Lanes on Emery Street.** The Council approved the Transportation Committee recommendation for reconfiguring the lane striping on Emery Street, south of 40<sup>th</sup> Street, to provide for a 6-foot bike lane in each direction.

### PLANNING COMMISSION

The Planning Commission considered the following items at its October 27 meeting:

**Planning Commission Schedule.** The Commission approved the schedule of meetings and associated dates for 2012.

**Wells Fargo Bank.** The Commission held a study session on a proposal to construct a new, single-story 4,995 square foot bank facility at the northwest corner of Shellmound Street and Christie Avenue. Commissioners had several questions regarding the circulation impacts of the project, which were answered by Public Works Director Maurice Kaufman. The project generally garnered support from the Commissioners. The only element that needed additional work was softening of the corner plaza area with additional landscaping, sculpture and/or art work.

**Public Market “Green Living Room”.** The Commission held a study session on a proposal for developing the Emeryville Public Market’s sustainable improvements consistent with the City’s application to the State Housing and Community Development Department for a \$1.35 million Catalyst Award. The Emeryville Public Market “Green Living Room”, on the west side of Shellmound Street north of Shellmound Way, is proposed to include landscaping and access improvements, bicycle sharing and parking, renewable energy, electrical vehicle car charging and parking reconfigurations, and environment educational and art displays. Commissioners were generally supportive of the proposal.

**Panera Bread.** This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40<sup>th</sup> Streets that was originally approved by the Planning Commission on December 9, 2010 went over budget and underwent “value engineering”. The

design team proposed a number of interior and exterior changes, which required Planning Commission approval. The Commission approved the changes, with an additional condition to add trees along the Horton Street side and an understanding that bicycle lockers will be added in three years if the restaurant performs well.

***AT&T Blackdot Wireless Appeal.*** A Minor Design Review permit for new antennas on the existing water tower and equipment cabinets next to the sidewalk at 1255 Powell Street was denied by the Planning Director on June 3, 2011 because of the location of the equipment cabinets next to the sidewalk. This denial was appealed to the Planning Commission by the applicant on June 6, 2011. The Commission held a public hearing on July 28, 2011 and asked that the applicant consider relocating the equipment cabinets behind the office building on the site where other cell phone equipment cabinets are located. This would entail applying for a parking Variance because relocation of the cabinets would eliminate one or more parking spaces. Commissioners indicated that they would be willing to approve such a Variance. The applicant submitted a modified design to relocate the equipment cabinets behind the building, and a parking Variance application, and the revised project was approved by the Commission.

***City Storage, 4000 Adeline Street.*** The Commission approved a proposal to refurbish and expand an existing 32,291 square foot brick industrial building at 4000 Adeline Street for Personal Storage use, with a single residential unit 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. A Conditional Use Permit is required for the use, an FAR of 1.6, and a height of 33', and a Design Review permit is required for the building renovation. A study session was held on August 25, where the Commissioners provided direction to staff and the applicant. The applicant submitted updated plans for the project, which were approved by Commission.

***Urban Outfitters Roof Sign.*** The Commission approved a Major Sign Permit to install a new neon sign on the roof of a new Urban Outfitters store at the south end of the Public Market at 5903 Shellmound Street.

***Sign Regulations Ordinance.*** The Commission voted to recommend City Council adoption of an amendment to Article 61 of Chapter 4 of Title 9 of the Emeryville Municipal Code concerning regulation of signs on private property. First reading of the ordinance will be considered by the City Council on November 15.

## **ZONING UPDATE STEERING COMMITTEE**

The Zoning Update Steering Committee met on October 25 and completed their review of the matrix showing what uses are permitted in each zone. The Committee made a few changes to the matrix before approving it. The next Steering Committee meeting will be on January 24, 2012.

## **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The committee did not meet in October. The next regular quarterly meeting will be on November 9.

## TRANSPORTATION COMMITTEE

At the October 25 meeting, the Committee recommended that the red zone on Hubbard Street be limited to allow parking during evenings and nights, and that a 4" edge line be painted along Hubbard to allow parallel parking on the east side of the street. A request for diagonal parking on the east side of Hubbard was not forwarded to the City Council. The Committee forwarded staff's recommendation to paint white "sharrows" on 40<sup>th</sup> Street between Adeline and San Pablo, but did not forward the BPAC's recommendation to include a solid green bike lane under the sharrows; it also forwarded BPAC's recommendation to paint sharrows on the block of Emery Street between Park Avenue and 40<sup>th</sup> Street, and to install a bike lane on Emery Street between 40<sup>th</sup> Street and West MacArthur Boulevard. The Committee sent back to the BPAC for reconsideration their recommendation to buy four "E-lockers" for bike parking at the Amtrak Station, given reduced funding options. Finally, the Committee asked Police and Public Works to set up a meeting with the manager of Trader Joe's to encourage safe truck movements during deliveries to the Powell Street Plaza shopping center.

## BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its October 3 meeting, the BPAC made the following recommendations: (a) paint a green lane and sharrows on the block of 40<sup>th</sup> Street between Adeline and San Pablo, to match Oakland's proposed painting; (b) stripe bike lanes on Emery Street south of 40<sup>th</sup> Street and sharrows on Emery Street north of 40<sup>th</sup> Street, and (c) appropriate Measure B funds to purchase four "E-lockers" from Bike Link for the Amtrak Station. The Committee also discussed bicycle and pedestrian detour signage, requested a regular update from staff on construction projects affecting bike routes, and discussed the use of Google Map Maker by staff.

## COMMUNITY EVENTS COMMITTEE

At its October 12 meeting, the Committee approved a permit for a wedding at the marina on August 18, 2012, with conditions, and a permit for a Halloween parade from the Emeryville Child Development Center to City Hall on October 31.

## PLANNING DIVISION

### DEVELOPMENT COORDINATING COMMITTEE

The DCC met on October 26, with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police Departments and the City Attorney's Office discussing the following projects and issues:

**Papermill Park.** The DCC reviewed the latest proposal for the park that will be built at the location of the existing City parking lot on Stanford Avenue between Hollis and Doyle Streets as part of the Parkside (formerly "Papermill") residential project. It was noted that the plans should include the following details: plant and tree palette; irrigation system; grading; trees that will need to be removed and their type and size; the height and type of fence around the proposed dog park; and the type of benches and tables. It was also noted that the plans did not include any lighting and the Public Works staff suggested the need to install Lumec street lighting to match the size and

type on the Hollis Street frontage and Lumec park lighting for the interior portions of the park to match the park lights at Joseph Emery Park. It was suggested that the dog park be extended northwards to encompass the proposed seating area with benches within the dog park. One table at the entrance of the dog park would also be appropriate. It was suggested that the lawn area could be enlarged by reducing or eliminating the surrounding landscape strips. It was suggested that tables in the lawn area be clustered in two groups with each group having more than one table. It was noted that all tables and seating areas would need to be accessible. Other comments included the need for water fountains, both of people and for dogs; relocation of the bike parking towards Hollis Street; use of pervious pavers for the café seating area; and that the project would be subject to public art requirements.

***Sidewalk Upgrades for New Projects.*** There was a discussion about the need to identify specific sidewalk upgrade requirements for new projects in the conditions of approval. This will require early identification of sidewalk deficiencies and coordination between Public Works and the ADA Coordinator.

***Modify Standard Conditions of Approval re: Certificate of Occupancy.*** It has been noted that not all projects require a Certificate of Occupancy under the Building Code; some only get a final inspection. DCC members agreed that two versions of the standard conditions of approval should be developed: one that ties conditions to issuance of a Certificate of Occupancy and one that ties them to a final inspection. The Building Division is developing a “final inspection checklist” for departments to sign similar to the current Certificate of Occupancy checklist.

## **CURRENT PLANNING PROJECTS**

In addition to the projects noted above, staff is processing the following current planning projects:

***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 47<sup>th</sup> Street and San Pablo Avenue is moving forward. The School District hopes to have the project under construction in the Fall of 2012. On Thursday, October 13, Planning Division staff attended a community workshop at the Senior Center, and on October 20, 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 January 26 with a decision hearing on April 26, 2012. Meanwhile, staff will be participating in the School District’s preparation of a CEQA environmental document, presumably a Mitigated Negative Declaration.

***Panera Bread, 40<sup>th</sup> 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 worked with the applicant on this and has approved a montage of scenes from Emeryville's past. Construction bids came in substantially higher than Panera's estimates, so the project underwent "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. Subsequently, the applicant agreed to install the mural when the building is constructed, and has agreed in writing to install the bike lockers in the future if store receipts are sufficient. As noted above, the proposed changes were approved by the Planning Commission on October 27.

***Ambassador Housing Project.*** This 69-unit affordable rental housing project on the north side of 36<sup>th</sup> 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 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 was held on October 11, with Planning Commission consideration in December and Council approval in February 2012. As noted above, the park design was reviewed by the Development Coordinating Committee on October 26. Meanwhile the building permit application for the residential project was received on September 19 and is under review.

***Emeryville Center for the Arts.*** This project involves development of an arts and cultural center in an existing, 30,000 square foot vacant brick industrial building at 4060 Hollis Street adjacent to Old Town Hall by a non-profit organization created by the City for that purpose. The Planning Commission unanimously approved the project on September 22, 2011.

***64<sup>th</sup> and Christie Residential Building.*** The Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64<sup>th</sup> 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. As noted above, the Planning Commission held a study session on the proposal on October 27.

**Public Market Entry.** A Design Review permit and Major Sign Permit were approved by the City Council on May 17. A building permit was issued on June 10 and construction is now complete. On October 26, Planning Division staff attended a “walkthrough” of the site with the developer in conjunction with the Shellmound Design Guidelines (see below) and the “Green Living Room” proposal (see above).

**AT&T Blackdot Wireless Appeal.** A Minor Design Review permit for new antennas and equipment cabinets at 1255 Powell Street was denied by the Planning Director 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 at the applicant’s request to the October 27 meeting, at which the Commission approved the revised application as noted above.

**EmeryStation Greenway.** This four-story 139,232 gross square foot office and laboratory building on the east side of Hollis Street between Powell and 59<sup>th</sup> 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. On October 25, the Director of Planning and Building attended the “topping off” ceremony for the steel framing.

**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. On October 5, staff met with Madison Marquette to discuss the status of the project.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> 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 62<sup>nd</sup> 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 October, 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. On

October 19, staff met with Sherwin Williams regarding future development of the site, and discussed implications of the General Plan, Zoning Regulations, Park Avenue District Plan, Parks and Recreation Strategic Plan, and Stormwater Guidelines.

***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 and Planning staff signed off on the Certificate of Occupancy on October 20. A Temporary Certificate of Occupancy was issued on October 28.

***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.*** This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40<sup>th</sup> 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. A Planning Commission study session was held on August 25 at which the reaction of the Commission and speakers was quite positive. As noted above, the Commission approved the project on 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.

***Bakery Lofts Phase IV.*** The building permit application for this 18-unit apartment building and café on Adeline Street at 47<sup>th</sup> 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 proposed some minor alterations to the exterior, which staff has approved administratively. A building permit application was received on August 17, for which Planning staff issued a comment letter on August 23. A building permit for seismic upgrade work was approved on September 20 and issued on October 4.

**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 Planning Commission held a study session on the project on October 27. A decision hearing is tentatively scheduled for January 26.

**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.

**Vue 46 Retail Space.** Vue 46 is a 79-unit condominium project between 45<sup>th</sup> and 46<sup>th</sup> Streets on the east side of Adeline Street that was completed in 2008. The conditions of approval require a café or retail use in the ground floor space at the corner of 46<sup>th</sup> and Adeline. This space has been used as a sales office, but now that most of the units are sold the developer is ready to market it for café/retail use. On October 14, Planning staff toured the completed project, and discussed permissible ground floor uses with the developer.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Signs

**Lola, 5644 Bay Street.** A minor Sign permit to install one new wall sign and one new blade sign, both internally illuminated, was approved on October 11.

**Architectural Metal Works, 1483 67<sup>th</sup> Street.** A minor Sign permit to install one new non-illuminated wall sign was approved on October 24.

**Touch of Soul, 4336 San Pablo Avenue.** A minor Sign permit to replace an existing awning was approved on October 25.

**Decorium Furniture, 4067 Watts Street.** A minor Sign permit to install a new four foot monument sign, a wall sign, and several projecting vinyl banners was submitted on October 18 and is being reviewed by staff (pending).

**Tube Mogul, 1250 53<sup>rd</sup> Street.** A minor sign permit to install a new wall sign over the existing doorway was submitted on October 26 and is being reviewed by staff (pending).

**Public Market Landlord Signage, 6001 Shellmound Street.** A minor Sign permit for signage throughout the Public Market project, including banners, monument signs, parking signs, and information signs, in conformance with the existing Master Sign Program, was submitted on October 27 and is being reviewed by staff (pending).

## ADVANCED PLANNING PROJECTS

**Zoning Update.** Staff finalized a comprehensive outline of the zoning and subdivision regulations, and completed Chapter 2: Use Classifications. Work continues on code sections including general provisions, definitions, code administration, subdivisions, development standards, and non-conforming uses and structures.

**Pedestrian and Bicycle Plan.** Staff completed comments on the Administrative Draft of the Pedestrian and Bicycle Plan and forwarded them to consultants. A public review draft is being prepared for BPAC review at their November and December meetings.

**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 Planning Commission review on December 8 and for City Council consideration on January 17. 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. A meeting with Hyatt ownership to discuss the guidelines was held on October 4. On October 26, staff attended a "walkthrough" of recent landscape and hardscape improvements at the Public Market site with the developer and the consultant for the Shellmound Design Guidelines to consider how these improvements might inform the guidelines.

**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 of the TIF update with these two other projects, study sessions on the TIF are now tentatively scheduled for the Planning Commission on March 22 and City Council on April 17.

**Sustainable Transportation Plan.** On October 12 staff met with a Planning Commission ad hoc committee to discuss the draft plan, addressing Emery Go-Round service to the Triangle Neighborhood and Emeryville Center of Community Life, efficient service from Christie Avenue to BART, and route signs on buses. On October 20, staff attended the Emeryville Transportation

Management Association meeting and heard that any ideas that require money need to include funding ideas.

***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 and is now substantially complete. Path striping, pavement marks and path furniture are to be installed in November. The path itself is open for use, and the official opening should be in November.

***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.*** The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) plan to release an analysis of land use and transportation alternatives in December for public review in January. No Regional Advisory Working Group meeting was scheduled for October.

***Countywide Transportation Plan and Measure B.*** On October 13 the Transportation Advisory Working Group discussed program allocations for a proposed renewal of Measure B, which funds transportation projects and programs. Emeryville staff asked for the pass-through formula to include employment population, but received little support for that idea.

***Bay Plan Amendment on Sea Level Rise.*** On October 6 the San Francisco Bay Conservation and Development Commission (BCDC) Board adopted this amendment, which sets guidelines for BCDC approval of projects within its jurisdiction. In August, our Planning staff had reviewed the proposed amendments and determined that they seemed reasonable and balanced and addressed the concerns that we had previously expressed.

***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. On October 27 staff hosted a meeting of this group, which includes representatives from BCDC, ABAG, the Bay

shore cities from Emeryville to Hayward, East Bay Dischargers Authority, and other agencies. The group discussed methods for assessing vulnerability of assets; vulnerability includes sensitivity of structures and functions, adaptability, and consequences of temporary and permanent flooding.

**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.

**Grant Site Visit.** On October 11 staff attended a State Parks site visit to the Greenway Powell-Stanford site. Staff spoke on the park's relationship to the Greenway, General Plan, Parks and Recreation Strategic Plan, and community meeting comments.

**West Oakland Specific Plan.** This major planning effort for the district immediately south of Emeryville is just getting underway. Planning staff attended a meeting of the West Oakland Project Area Committee (WOPAC) on October 12 to hear a presentation about streetcars, and suggested that West Oakland consider partnering with Emeryville on a streetcar project of mutual benefit.

## BUILDING DIVISION

### Permit and Inspection Activity.

The attached tables summarize the fourth month of fiscal year 2011-2012 for building permit and inspection activity. The month of October 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 October a total of 72 permits have been issued, based on a total valuation of \$2.8 million and generating \$156,000 in fees. During the same period, 366 inspections have been conducted. Field inspection totals of 201 (55%) were related to major projects and 165 (45%) were ongoing routine inspections such as tenant improvements, remodels, including residential, field staff consultations and code enforcement.

### Major Projects

The building permit for the Bakery Lofts IV project has 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), Liquid Sugar (construction defects), the Courtyards at 65<sup>th</sup> Street (construction defects), Andante (construction defects), Bridgecourt Apartments (building envelope remediation), 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, 39<sup>th</sup> 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 October the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

### Pre-Submittal Meetings

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

- **Novartis Building 4** – 5300 Chiron Way; mechanical upgrade.
- **Pac N’ Save** – 3889 San Pablo Avenue; kitchen equipment replacement.
- **Powell Street Garage** – 2000 Powell Street; service upgrade and parking lot lighting.
- **Earth Cell** – 4052 Watts Street; tenant improvements.
- **Novartis Building 4** – 5300 Chiron Way, 4<sup>th</sup> floor; mass spec lab and tenant improvements.
- **Prizefighter** – 6702 Hollis Street; tenant improvements.
- **Lola** – 5644 Bay Street; tenant improvements.
- **Public Market** – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
- **Bay Street, Building A** – 5616 Bay Street; waterproofing repairs.
- **Kinemed** – 5980 Horton Street, 4<sup>th</sup> floor; tenant improvements.
- **Ashley Steward** – 5755 Christie Avenue; tenant improvements.
- **Addiction Motors** – 4052 Watts Street; tenant improvements.
- **Exponential Renovations** – 2200 Powell Street, 6<sup>th</sup> floor; tenant improvements.
- **Tube Mogul** – 1250 53<sup>rd</sup> Street; tenant improvements.
- **4514 Hollis Street** – seismic upgrades.
- **7-Eleven** – 4000 San Pablo Avenue; tenant improvements.
- **Courtyards at 65<sup>th</sup>** – 1465 65<sup>th</sup> Street; construction defects, structural repairs.
- **Novartis Campus** – accessibility upgrades.
- **Andante (four buildings)** – 1121 40<sup>th</sup> Street; construction defect repairs.

- **Courtyards at 65<sup>th</sup> Street** – 1465 65<sup>th</sup> Street; phase 16-27, construction defect repairs.
- **Liquid Sugar Building A** – 1245-1283 66<sup>th</sup> 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 October for the following projects:

- **Public Market** – 5959 Shellmound Street; storefront improvements, accessibility upgrades.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Bridge Court Apartments** – 1221-1231 and 1321-1331 40<sup>th</sup> Street Building II; exterior building envelope renovation.
- **Emeryville Marina** – 3310 Powell Street; south basin dock replacement.
- **Emeryville Police Station** – 2449 Powell Street; renovation, tenant improvements and photo-voltaic solar panel installation.

### Projects Under Construction

Construction is proceeding on the following major projects:

- **Bridge Court Apartments** – 1221-1231 and 1321-1331 40<sup>th</sup> Street Building II; exterior building envelope renovation.
- **Andante** – 3996 San Pablo Avenue; construction defect repairs.
- **Emeryville Marina** – 3310 Powell Street; south basin dock replacement.
- **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 53<sup>rd</sup> 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 October:

- **AC Transit** – 1177 47<sup>th</sup> Street; hydrogen refueling station (final)
- **Consulting Engineers** – 1900 Powell Street, tenant improvements (final)
- **Whole Foods Market** – 5980 Horton Street, tenant improvements (final)
- **Courtyards at 65<sup>th</sup> Street** – 1465 65<sup>th</sup> Street; phases 4 and 5, construction defect repairs (final)
- **Clif Bar** – 1400 65<sup>th</sup> Street; photo-voltaic solar panel system, Phases 1, 2, and 3 (final)
- **Krubiner House** – 5507 Beaudry Street; new two-story prefabricated modular single-family residence. (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, WC<sup>3</sup>. In October, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 7 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 21 applications submitted.

## **Contacts and Inquires**

Building Division staff fielded a total of 207 counter contacts and 171 telephone queries in October.

## **Field Inspections**

The Building Division continues to observe consistency in the amount of inspection requests for October. The requests do not indicate much of a change in overall outlook in construction activity at this time, as the economy continues to dictate the amount of construction activity. Field inspection staff performed 366 inspections in October compared to September totals of 627 and 408 in August. The increase in inspection requests last month was primarily due to the extensive and challenging AAA tenant improvement project at 1900 Powell Street which was substantially completed early October. Requests for this month average 183 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> 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 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**

**Monthly Staff Meeting.** The City Manager attended the Planning and Building Department staff meeting on October 6 to update staff on the Emeryville Center of Community Life project. Staff appreciated the opportunity to have direct interaction with the City Manager on this topic of citywide importance.

**Leadership East Bay.** Senior Planner Miroo Desai is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. On October 14, she attended the first of the eight one-day lecture series, on arts and cultural institutions in the East Bay. The next lecture is scheduled for November 10 and will be focused on civic governments.

**Presentation on Urban Planning.** Senior Planner Miroo Desai made two presentations on urban planning at Lowell High School in San Francisco in conjunction with Diversity program of the Northern Section of the California Chapter of the American Planning Association (Cal APA).

**Bay Friendly Landscaping.** At the invitation of Stopwaste.org, Senior Planner Miroo Desai participated in a focus group panel on implementation of the Bay friendly landscaping guidelines.

**CEQA Basics Workshop.** Assistant Planner Arly Cassidy attended a day-long workshop on California Environmental Quality Act (CEQA) fundamentals in San Jose on October 28. The workshop explained the hierarchy and timing of the various CEQA documents required by California state law, and how to prepare and defend them. The workshop also went over examples and explained how to use Appendix G, the Environmental Checklist Form from the State CEQA Guidelines.

**EBMUD Regional Private Sewer Lateral (PSL) Ordinance Update.** The Public Works Department and Building Division has recently issued PSL permits for two commercial properties and coordinated with EBMUD culminating with certificates of compliance for the properties. As a result of administering these permits, the Building Division and Public Works Department identified additional questions such as how to handle multiple sewer laterals within a particular parcel, work performed in the public right of way, inspection logistics, testing criteria and PermitTRAK report writing. The Building Division and Public Works Department continue to work diligently in addressing these administrative concerns.

**Economic Development Project Meetings.** On October 14 and 27 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 October 26 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 October 12 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. In October, our intern began 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.** The General Plan and Zoning Update Project Manager has selected a candidate to fill the vacant Planning Intern position. Intern Matt Piven is expected to begin work in early November.

**Bay Bridge Boat Tour.** On October 21, many City staff members, including Planning and Building staff, participated (on their own time!) in a Caltrans-sponsored boat tour under the new east span of the Bay Bridge, currently under construction in the waters just west of Emeryville.

## 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
<b>PERMITS ISSUED</b>													
Building Permits	22	24	24	19									89
Plumb., Elec., Mech.	36	34	30	35									135
Fire	11	11	15	18									55
<b>MON. TOTALS</b>	69	69	69	72	0	0	0	0	0	0	0	0	
										<b>FISCAL YEARLY TOTAL</b>			279
<b>VALUATION</b>													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150									\$1,829,270
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370									\$1,847,407
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783									\$19,353,554
<b>MON. TOTALS</b>	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										<b>FISCAL YEARLY TOTAL</b>			\$23,030,231
<b>FEEES COLLECTED</b>													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32									\$115,674.02
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00									\$1,059.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91									\$23,139.80
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89									\$173,408.80
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86									\$369,765.09
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40									\$61,152.97
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81									\$35,938.95
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35									\$25,118.61
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86									\$28,784.06
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39									\$4,482.12
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92									\$1,688.00
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59									\$31,908.93
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00									\$11,521.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00									\$2,310.00
Traffic Impact	\$0.00	\$19,241.93	\$7,715.22	\$819.00									\$27,776.15
School	\$0.00	\$0.00	\$1,747.18	\$0.00									\$1,747.18
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00									\$20,712.65
Other : (Fire Suppr)	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
<b>MON. TOTALS</b>	\$126,313.24	\$202,664.20	\$450,723.59	\$156,486.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
										<b>FISCAL YEARLY TOTAL</b>			\$936,187.33



**Planning and Building Department**

Major Development Projects

October 2011

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	Tentatively scheduled for Planning Commission study session 1/26/12 and approval 4/26/12.						
<b>Gateway @ Emeryville</b> 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.						
<b>Bay Street "Site A"</b> 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.						
<b>Bay Street "Site B"</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.						
<b>Wells Fargo Bank Branch</b> NW Shellmound & Christie	Bank - 4,995 s.f.	PC study session 10/27/11. PC hearing 1/26/12.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>City Storage</b> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC study session 8/25/11. PC approved 10/27/11.				PC - 10/27/11		
<b>Emeryville Center for the Arts</b> 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		
<b>Marketplace Redevelopment</b> 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		
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10.				PC - 6/24/10		
<b>Emery Station West @ Transit Ctr</b> 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		
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
<b>39th and Adeline Project</b> 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
<b>Panera Bread</b> SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Oakland reviewing building permit application. PC approved revisions 10/27/11.			PC - 10/27/11			
<b>Pak N Save Upgrade</b> 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			
<b>Ambassador Housing</b> 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			
<b>Parkside Project</b> 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			
<b>Ocean Lofts</b> 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			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhomes (part of Baker Metal project)	PC approved 8/27/09. Building permit issued 6/30/11.			PC - 8/27/09			
<b>Bakery Lofts Phase IV</b> 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			
<b>Bullseye Glass</b> 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	Building permit for seismic upgrade issued 10/4/11.			PC - 5/26/11			
<b>PRC Medical Office</b> 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			
<b>Emery Station Greenway</b> 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			
<b>Police Station Renovation</b> 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			
<b>Marina South Basin Improvements</b> 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			
<b>Escuela Bilingüe</b> 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			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
<b>Oak Walk Mixed Use Project</b> 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			
<b>AC Transit Hydrogen Energy Sta.</b> 1177 47th Street	Hydrogen fueling station for zero-emission buses and cars.	Building permit finalized 9/16/11.			PC - 1/22/09			
<b>Clif Bar</b> Emery Tech - 1400 65th St.	Office - 75,000 s.f. in existing building	Tenant improvements finalized 9/2/10. Solar panels finalized 10/25/11.			DPB - 6/19/09			

**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**  
**October 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>
<b>MIXED USE PROJECTS</b>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            59<sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> 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><b>Bay Street – Site A</b>            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**  
**October 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><b>Bay Street - Site B</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><b>Marketplace Redevelopment</b> Phase I – 64<sup>th</sup> and Christie Building, Southeast corner of 64<sup>th</sup> 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><b>Marketplace Redevelopment</b> 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**  
**October 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><b>Oak Walk Mixed Use Project</b>            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 41<sup>st</sup> 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 41<sup>st</sup> 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 41<sup>st</sup> Street relocated to new location at corner of Adeline &amp; 40<sup>th</sup> 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 41<sup>st</sup> 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. Issued building permit for 7-Eleven on October 11, 2011.</p>	<p>Stuart Gruendl            BayRock Residential            (510) 873-8880</p>



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<b>Gateway @ Emeryville</b> 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
<b>RESIDENTIAL AND LIVE- WORK PROJECTS</b>			
<b>Parkside (formerly Papermill) Project</b> 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
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> 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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<b>Ocean Avenue Townhomes</b> 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
<b>Ambassador Housing</b> 36 <sup>th</sup> & 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 <sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36 <sup>th</sup> 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
<b>39<sup>th</sup> and Adeline Residential Project</b> East side of Adeline Street between 39 <sup>th</sup> 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><b>Bakery Lofts Phase IV</b>  Southeast corner of 53<sup>rd</sup> 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><b>Krubiner Prefabricated House</b>  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. Temporary certificate of occupancy was issued on October 28, 2011.</p>	<p>Seth Krubiner  (415) 602-3326</p>

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<p><b>Ocean Lofts</b>            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>	
<b>OFFICE/HIGH TECH PROJECTS</b>			
<p><b>Clif Bar</b>            Emery Tech Building            1400 65<sup>th</sup> 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. All phases of photo-voltaic system were given final sign-off on October 25, 2011.</p>	<p>Dean Rubinson            (415) 373-7706</p>
<p><b>Wells Fargo Bank Branch</b>            Northwest corner of Shellmound Street and Christie Avenue            DR11-024</p>	<p>New 4,995 square foot bank branch office.</p>	<p>Planning Commission study session held October 27, 2011; public hearing scheduled for January 26, 2012.</p>	<p>David Danis            Vice President            Wells Fargo Bank            (415) 894-3228</p>

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<b>PRC Medical Group</b> 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 June 9, 2011; issued on September 27, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920
<b>Emery Station Greenway</b> 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
<b>OTHER</b>			
<b>Panera Bread</b> Southwest corner 40 <sup>th</sup> & 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 underwent "value engineering" due to budget constraints. Revisions approved by Planning Commission on October 27, 2011.	Christopher Wadleigh (949) 702-0700

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<b>Police Station Renovation</b> 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
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> 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; project approved on October 27, 2011.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Emeryville Marina South Basin Improvement</b> 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
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> 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 January 26, 2012; public hearing tentatively scheduled for April 26, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314

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<b>Escuela Bilingüe</b> 4550 San Pablo Avenue UP10-007	Pre-K through 8 <sup>th</sup> 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
<b>Fire Station #2</b> 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
<b>HSP Parking Structure</b> 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 <sup>th</sup> 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
<b>AC Transit Hydrogen Energy Sta.</b> 1177 47 <sup>th</sup> 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 "finaled" on September 16, 2011.	Jaimie Levin AC Transit (510) 891-7244
<b>Pak N Save Upgrade</b> 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000

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<b>Bullyseye Glass</b> 4515 Hollis Street UPDR11-001	Refurbish and reuse existing 11,627 square foot building for artisanal glass sales, warehousing, classrooms, and showroom.	Approved by Planning Commission on May 26, 2011. 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. Issued permit for seismic upgrade on October 4, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920
<b>Emeryville Center for the Arts</b> 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. 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.	Sheila Bergman Executive Director (510) 601-0520