



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: December 1, 2011

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – NOVEMBER 2011**

HIGHLIGHTS OF THE MONTH

The long-awaited public review draft of the new Pedestrian and Bicycle Plan was released in early November and distributed broadly to the community. The document is available for download on the plan website: <http://www.emeryvillepedbikeplan.org>. A presentation was made to the Pedestrian and Bicycle Advisory Subcommittee on November 7, with a full discussion scheduled for the December 5 meeting. The plan will also be presented to the Public Works and Transportation Committees before being forwarded to the Planning Commission and City Council for study sessions and adoption hearings.

Planning for the Center of Community Life continues to move forward. Staff attended the fourth community workshop at Emery Bay Village on November 19. On November 29, staff met with School District and Emery Go-Round staff to discuss how the City’s free shuttle service can better serve ECCL. A Planning Commission study session on ECCL is tentatively scheduled for March 22.

The Planning Commission’s October 27 approval of “City Storage”, involving renovation of an existing brick industrial building at 40th and Adeline Streets for personal storage use, was appealed to the City Council. However, the appeal was withdrawn after the appellant and applicant reached an agreement. The Planning Commission’s approval is now final.

On the development front, construction has begun on the five-unit Ocean Avenue Townhomes adjacent to the Greenway near Ocean Avenue and Doyle Street.

The Chief Building Official attended the International Code Council annual business meeting held in Phoenix, Arizona and participated in the development of the 2012 International Building Code, expected to be adopted in California in 2013 and locally by January 1, 2014.

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 November meetings:

November 1, 2011

Tree Ordinance Violation. In June, the Council considered an appeal of a fine that had been imposed by staff for the illegal cutting of street trees on the south side of Park Avenue in the block just east of the Civic Center. The Council upheld the fine, but since the applicant is planning to completely rebuild the sidewalk and planting strip on this block, they decided to credit the amount of the fine towards the cost of this work. At the November 1 meeting, in light of the appellant's good faith efforts to date in paying the fine (to be reimbursed after completion of the work) and securing the required encroachment permit, the Council extended the deadline for completion of the work from October 31 to December 31.

Sandblasting. The Council passed an ordinance to amend the Municipal Code provisions related to sandblasting to make them consistent with the Noise Ordinance. This ordinance was introduced on October 4.

November 15, 2011

Bay Street Site B. The Community Development Commission heard a status report on the plans for Site B, to the north of the existing Bay Street development. Madison Marquette is still in negotiations with Macy's and has agreed on a conceptual site plan for the department store and City parking garage. However, further negotiations with the Redevelopment Agency are on hold pending the State Supreme Court's upcoming decision in January on the future of redevelopment in California.

Traffic Impact Fee. The City Council received a status report on the current Traffic Impact Fee. The program is being updated to incorporate pedestrian, bicycle, and transit, as well as motor vehicle, improvements. The Traffic Impact Fee program update will be presented to the Planning Commission and City Council in the spring, following completion of the Sustainable Transportation Plan and the Pedestrian and Bicycle Plan.

Public Market "Green Living Room". The Council approved 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 environmental education and art displays. Planning Commissioner John Scheuerman's proposal for a pedestrian-bicycle path across the site connecting Christie Avenue and Shellmound Street was discussed, and it was agreed that the current design would allow for the development of such a path in the future.

Noise Waiver for The Towers Site Work. The Council considered a request from LBA Realty to do site work on weekday evenings from 6:00 p.m. to 7:00 p.m. and on no more than ten Saturdays from 9:00 a.m. to 5:00 p.m. between November 16, 2011 and March 31, 2012 for completing improvements to the entrances of 1900, 2000 and 2200 Powell Street (“The Towers”, formerly known as the Watergate Offices). The Council approved only extended work hours from 6:00 p.m. to 7:00 p.m. during weekdays, and excluded the north side of 2200 Powell Street (adjacent to the Watergate Apartments) and the south side of 1900 Powell Street (adjacent to the Hilton Garden Inn hotel).

North Hollis Utility Undergrounding. The Council considered a proposal to begin the process of forming an undergrounding assessment district for Hollis Street north from Powell Street to Ocean Avenue, including adjacent streets to the east and west. The Council decided to hold the item over and directed staff to develop a consultant contract to study the possibility of expanding the proposed district into adjacent residential, commercial, and industrial areas.

America’s Cup. The Council heard an informational report about marketing efforts for the America’s Cup yacht race, to be held in San Francisco in 2012 and 2013. The race course will be in the Bay north of San Francisco, between Treasure Island and the Golden Gate Bridge, so will not be viewable from Emeryville. However, there are opportunities for spectator boats to embark from Emeryville’s two marinas, and for America’s Cup patrons to stay in Emeryville hotels and patronize local restaurants and businesses. According to the City of San Francisco, the America’s Cup events are expected to generate 8,800 jobs and an area-wide economic impact of \$1.4 billion in the construction, transportation, food and beverage, and hospitality sectors. The City of Emeryville and the Chamber of Commerce have formed an ad hoc committee to strategize on how best to take advantage of this economic development opportunity.

Emery Street Bike Route. The Council approved the Transportation Committee recommendation for “sharrows” (share the road markings) on Emery Street north of 40th Street, and for an additional strip in the bike lanes, next to the parking lane, on Emery Street south of 40th Street.

PLANNING COMMISSION

The Planning Commission does not meet in November; its next regular meeting will be on December 8.

ZONING UPDATE STEERING COMMITTEE

The Zoning Update Steering Committee did not meet in November; its next regular meeting will be on January 24, 2012.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its November 9 meeting, the committee reviewed district projects in the draft pedestrian and bicycle plan project list, heard that Sherwin-Williams cleanup should be completed in

January of next year, and heard that AT&T plans to remove poles on Park Avenue by the end of this year. Committee members mentioned a notice they received regarding a planned investigation of the extent of solvent contamination detected on the PG&E property. One business representative member has resigned; the other members expressed a desire to be reappointed for 2012.

TRANSPORTATION COMMITTEE

The Transportation Committee did not meet in November.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At their November 7 meeting the BPAC began their review of the public review draft of the Pedestrian and Bicycle Plan. Staff and consultants gave a presentation and addressed questions from the BPAC. The discussion was continued to the December 5 meeting.

COMMUNITY EVENTS COMMITTEE

The Community Events Committee did not meet in November as no new event permit applications required review.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

There was no DCC meeting in November because the meeting schedule is tied to upcoming Planning Commission meetings, and there is no regular Commission meeting in November. The next regular DCC meeting will be on December 14.

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 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, November 19, Planning Division staff attended the fourth community workshop, held at Emery Bay Village. 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 March 22, 2012 with a decision hearing on May 24, 2012. Meanwhile, staff will be participating in the School District's preparation of a CEQA environmental document, presumably a Mitigated Negative Declaration.

Panera Bread. This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40th 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 on October 27, 2011 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. 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. On November 22 staff provided plan check comments on the construction drawings to the applicant and the Oakland Building Department.

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 September 30, the building permit application for the main building was received and is under review.

Parkside (formerly "Papermill") Residential Project, 5780 Hollis Street. This 166-unit apartment complex on the block bounded by Powell, Hollis, Doyle and Stanford was approved by the City Council in November 2008. A condition of approval requires the applicant to design and build a new park along the north side of Stanford Avenue, which is now a City parking lot. The park design will accommodate a small private parking lot for the building across the street, which owns 41 spaces within the City lot. A community meeting on the park design was held on October 11, with Planning Commission consideration scheduled for December 8 and Council approval scheduled for February 7, 2012. Meanwhile the building permit application for the residential project was received on September 19 and is under review. When the City Council originally approved the project, they deferred on the tree removal permit for street trees along Powell and Doyle Streets. Now that the building permit is close to being issued, the tree removal question needs to be resolved. Staff has received an arborist report recommending removal of the existing street trees and their replacement with new trees. This will be brought to the City Council for consideration in February.

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". Meanwhile, the building permit was issued on September 27 and the project is under construction.

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.

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. A meeting to discuss the final design of the building, per the City Council's approval, is being scheduled for early December.

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. 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. As noted above, the Community Development Commission received a status report on the project on November 15.

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 November, 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.

City Storage. This proposal involves the conversion of an 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 Planning Commission approved the project on October 27. It was appealed by a neighbor on November 14, but the appeal was withdrawn on November 22 after the neighbor reached an agreement with the applicant on her issues. 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 47th Street was approved on August 26 and will be issued when all applicable fees are paid.

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 for seismic upgrade work was approved on September 20 and issued on October 4. The building permit for the tenant improvements was approved on November 29 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. The Planning Commission held a study session on the project on October 27, and a decision hearing is tentatively scheduled for February 23.

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 is 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.

Nady Site. On November 16, staff met with a real estate broker who is marketing the Nady site at the northwest corner of the City, to discuss the development parameters for the site under the General Plan and Interim Zoning Regulations. The property is zoned for high-rise, mixed use residential development.

Amyris Pilot Plant. On November 16, staff met with Amyris regarding addition of a vessel to produce a new product, adding to the other products made from fermentation of agricultural waste. This will require a minor revision to the conditions of approval, which will be handled administratively.

Brookwood Group. On November 30, the City Manager, Economic Development and Housing Director, and Planning and Building Director met with representatives from the Brookwood

Group to discuss development opportunities in Emeryville under the new General Plan. Brookwood specializes in planning and management of property investment, development, design and construction programs. Their clients include public and private sector investors, owners, tenants and users of facilities and real property. Their projects include corporate, educational, government, and health care facilities, and also some residential and mixed use development. One of their largest current projects is the two million square foot headquarters of Salesforce.com in Mission Bay, San Francisco.

ADMINISTRATIVE CASES AND ACTIVITIES

Signs

Tube Mogul, 1250 53rd Street. A minor sign permit to install a new wall sign over the existing doorway was approved on November 3.

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 approved on November 8.

Decorium Furniture, 4057 Watts Street. A minor Sign permit to install a new four foot monument sign, a wall sign, and several projecting vinyl banners was approved on November 8.

Escuela Bilingüe Internacional Banner, 4550 San Pablo Avenue. A minor sign permit to install a temporary banner on the fence facing San Pablo Avenue from December 1, 2011 to February 29, 2012 was approved on November 10.

Design Review

Second Floor Addition, 1085-1087 42nd Street. A minor design review permit to construct a second floor addition over an existing driveway was approved on November 3.

New Double Door, 6001 Shellmound Street. A minor design review permit to replace a single door with double doors was approved on November 15.

Urban Outfitters, 5905 Shellmound Street. A minor design review permit to install new windows and doors and an east-facing wall sign was approved on November 16.

Replacement Antennas, 1255 Powell Street. A minor design review permit to remove three existing antennas and replace them with six new antennas on the existing water tower was approved on November 16.

ADVANCED PLANNING PROJECTS

Zoning Update. Drafts of Chapter 1: General Provisions, and Chapter 3: Zoning Districts, have been completed for internal review. Work was done on Chapter 4: Site Development Regulations, and also on provisions regulating Secondary Dwelling Units. A draft of Chapter 2: Use

Classifications, was previously completed and reviewed by staff. The draft chapters completed to date, as well as a comprehensive outline of the entire Planning Regulations, will be presented to the Zoning Update Steering Committee at their next meeting on January 24.

Pedestrian and Bicycle Plan. A public review draft of the Pedestrian and Bicycle Plan was completed and distributed for review by the Bicycle and Pedestrian Advisory Subcommittee and other interested parties. Staff and consultants prepared an executive summary of the plan and project sheets showing groupings of priority improvement projects. Staff met internally on November 10 to review and discuss the project sheets.

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 in January.

Shellmound Design Guidelines. The Guidelines are scheduled for Planning Commission review on January 26 and for City Council consideration in February. 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 November 9, staff met with our urban design consultants, WRT, to discuss the final content of 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 November 29 staff met with staff from Emeryville Transportation Management Association and Emery Unified School District regarding potential Emery Go-Round service to northern San Pablo Avenue. Staff updated maps and text for a revised plan responding to Planning Commissioner comments. On November 16 staff attended a MacArthur BART shuttles meeting at Kaiser Hospital. BART station renovations are scheduled to start in the spring of 2012. The Sustainable Transportation Plan is now tentatively scheduled to be considered by the Planning Commission on January 26 and to be adopted by the City Council on February 21.

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 were installed in November. The path itself is open for use, with only bollard installation remaining.

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 November.

Countywide Transportation Plan and Measure B. On November 10 the Transportation Advisory Working Group discussed a summary of the draft Transportation Expenditure Plan for renewal of Measure B, which funds transportation projects and programs. In response to polling that favored road projects, the draft project list includes the I-80 Ashby interchange and Powell Street Bridge widening at Christie Avenue, along with programs that could fund some bicycle and transit improvements.

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. Staff worked with City Attorney and Public Works staff to complete a draft ordinance for a Planning Commission hearing on December 8 and a City Council hearing on January 17. 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.

West Oakland Specific Plan. This major planning effort for the district immediately south of Emeryville is just getting underway. Planning staff attended a community open house to learn more about the effort on November 3.

Emeryville-Berkeley-Oakland Transit (EBOT). Staff researched population and jobs in Emeryville, West Berkeley and West Oakland, along with the current West Oakland Specific Plan process and West Berkeley zoning changes, to complete a draft EBOT project description for potential partners and funders.

Housing Information for School District. Staff updated the dwelling unit worksheet that the Emery Unified School District uses to demonstrate eligibility for state funding.

Amtrak Area Development Summary for Capital Corridor. Staff sent a summary of development within a quarter-mile of the Amtrak station to Capital Corridor staff for use in a report on station area development.

Parklets. On November 17, Planning and Building, Public Works, and City Attorney staff held an internal meeting to discuss the processing requirements for the development of “parklets”, which are temporary platforms in on-street parking spaces that expand the pedestrian realm of the sidewalk. The City’s first parklet is planned for Farley’s Café on 65th Street.

Sign Regulations Ordinance. On October 27, the Planning 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 December 20.

BUILDING DIVISION

Permit and Inspection Activity.

The attached tables summarize the fifth month of fiscal year 2011-2012 for building permit and inspection activity. The month of November 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 November a total of 72 permits have been issued, based on a total valuation of \$5.7 million and generating \$272,000 in fees. During the same period, 348 inspections have been conducted. Field inspection totals of 179 (52%) were related to major projects and 169 (48%) were ongoing routine inspections such as tenant improvements, remodels, including residential, field staff consultations and code enforcement.

Major Projects

The building permits for the Bakery Lofts IV, Ocean Avenue Townhomes, and Guitar Center tenant improvement project at the Public Market have been approved and construction activity is anticipated in the near future. Permit applications have been submitted for the Parkside (formerly “Papermill”) residential/live-work project and the first round of plan review comments have been sent to the architect. The Emery Station Greenway project is well underway and construction continues for other major projects including the Marina south dock replacement, National Holistic Institute’s Photo Voltaic system, Bridgewater remodel podium renovation (63 units), Liquid Sugar (construction defects), the Courtyards at 65th 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 Emery Station 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 November 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 November included:

- **Tower 3** – 2000 Powell Street; storefront, accessibility upgrade.
- **Powell Street Garage** – 2000 Powell Street; accessibility upgrade.
- **Tower 2** – 2000 Powell Street; storefront, accessibility upgrade.
- **1054 45th Street** – interior demolition.
- **Macpherson's** – 1375 Ocean Avenue, tenant improvements.
- **Emeryville Occupational Medical Center** – 6001 Shellmound Street; Phase II tenant improvements.
- **Decorium Furniture** – 4057 Watts Street; monument sign.
- **Novartis Building G** – 1400 53rd Street; remodel, repair, parking improvements.
- **Courtyards at 65th Street** – 1465 65th Street; structural repairs.
- **Children's Hospital of Oakland** – 6425 Christie Avenue, first floor; tenant improvements.
- **T Mobile** – 4600 Adeline Street; replace Base Transceiver Station (BTS) cabinet.
- **Guitar Center** – 5925 Shellmound Street; tenant improvements.
- **1501 Park Avenue** – Spec suite; tenant Improvements, voluntary seismic upgrades.
- **Public Market** – 5939 Shellmound Street; tenant improvements
- **PRC Medical Group** – 1335 Stanford Avenue; tenant improvements.
- **Slow Hand BBQ** – 3600 San Pablo Avenue; tenant improvements.
- **Novartis Building BCB** – 6555 Christie Avenue, 2nd floor; tenant improvement, laboratory remodel.

- **Andante (four buildings)** – 1121 40th Street; 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 November for the following projects:

- **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.
- **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; 91,000 square foot laboratory building.

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.
- **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 November:

- 17 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 November, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 8 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 13 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 182 counter contacts and 102 telephone queries in November.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for November. 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 348 inspections in November. Requests for this month average 174 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects such as EmeryStation Greenway account for an adjusted 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 November 18 the Planning and Building Director attended a meeting of Alameda County planning directors held in Hayward and hosted by the City of Newark. The latest material on land use scenarios for the countywide

transportation plan from the Alameda County Transportation Commission and for the regional Sustainable Transportation Plan/Regional Transportation Plan were distributed and discussed.

International Code Council Annual Business Meeting. The Chief Building Official recently attended the International Code Council annual business meeting held in Phoenix, Arizona. This event encompasses virtually all building professionals including Building Officials, manufacturers, architects, engineers, and interest groups across the nation who play a critical role in providing testimony, debates and voting for each proposed code provision for the impending 2012 International Building Code (IBC). The 2012 IBC is currently being reviewed by the four California State agencies and is slated for approval by the California Building Standards Commission in 2013. The Building Division anticipates local adoption of these model codes as mandated by the State no later than January 1, 2014. Besides the code development hearings, the business meeting offered an extensive delegate schedule of training, education and networking with colleagues discussing administration and management practices.

Leadership East Bay. Senior Planner Miroo Desai is participating in this leadership building program sponsored by the Emeryville and Berkeley Chambers of Commerce. On Thursday, November 10, the City of Emeryville hosted the group for “Government Day” which included presentations by Mayor Nora Davis, City Manager Pat O’Keeffe, Emeryville Planning and Building Director Charlie Bryant, Berkeley City Council Member Gordon Wozniak, and Berkeley Interim City Manager Christine Daniel. The day culminated with a mock City Council meeting during which class participants were called upon to make some tough budget decisions.

Presentation on Urban Planning. Senior Planner Miroo Desai was on a panel at the Urban Planning Symposium at San Jose State University on November 5 to discuss the future of planning in the public sector.

APBP Webinar: Buffers, Bikes and Cars. Assistant Planner Arly Cassidy attended a webinar on November 16 put on by the Association of Pedestrian and Bicycle Planners, hosted by the Alameda County Transportation Commission, about the various tools and designs for buffering bike lanes from car traffic. Examples included striping, flexible bollards, medians, and separate cycle tracks.

LAFCO Interview. On November 14, the City Manager and Planning and Building Director met with consultants for the Alameda County Local Agency Formation Commission (LAFCO), the agency with jurisdiction over the boundaries of cities and special districts, and their “spheres of influence” (areas they might annex in the future). Because we are surrounded by other incorporated cities and our boundaries have remained substantially unchanged since 1896, we typically have very few dealings with LAFCO. The agency is updating its plans and requested information about budget, programs, personnel, and development. They left a “Request for Information” with us, which they requested be returned by December 15. The Finance Department and Planning and Building Department are working on responses.

FinancePLUS Training. Five staff members of the Planning and Building Department received training from the Finance Department on use of the software for the interactive financial system on November 30. This will allow our staff to query key financial information about the

department's budget and various projects in a timely way without having to trouble the Finance Department staff.

Economic Development Project Meetings. On November 9, the Planning and Building Director attended a meeting 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 November 23 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 November 9 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Our intern has now geocoded most 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. On November 7, Matthew Piven began work as a Planning Intern. Matt will be assisting the General Plan and Zoning Update Project Manager with the update of the zoning regulations.

STATUS OF MAJOR DEVELOPMENT PROJECTS

Major Projects Chart and Table. Attached is a bar chart that illustrates the progress of each major project through the Planning and Building "pipeline", and an update of the Major Projects table that contains more detail on the status of major development projects currently being processed by the Department.

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

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
PERMITS ISSUED													
Building Permits	22	24	24	19	22								111
Plumb., Elec., Mech.	36	34	30	35	39								174
Fire	11	11	15	18	11								66
MON. TOTALS	69	69	69	72	72	0	0	0	0	0	0	0	
										FISCAL YEARLY TOTAL			351
VALUATION													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800								\$1,924,070
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184								\$2,047,591
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783	\$5,441,422								\$24,794,976
MON. TOTALS	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$5,736,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
										FISCAL YEARLY TOTAL			\$28,766,637
FEES COLLECTED													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32	\$31,118.03								\$146,792.05
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00								\$1,333.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91	\$6,223.60								\$29,363.40
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89	\$45,790.62								\$219,199.42
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86	\$111,736.22								\$481,501.31
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40	\$24,088.74								\$85,241.71
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81	\$9,568.09								\$45,507.04
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35	\$5,018.54								\$30,137.15
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86	\$3,226.64								\$32,010.70
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39	\$1,099.64								\$5,581.76
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99								\$2,141.99
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59	\$7,975.94								\$39,884.87
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00	\$6,006.00								\$17,527.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00								\$2,310.00
Traffic Impact	\$0.00	\$19,241.93	\$7,715.22	\$819.00	\$3,987.54								\$31,763.69
School	\$0.00	\$0.00	\$1,747.18	\$0.00	\$0.00								\$1,747.18
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00	\$15,671.51								\$36,384.16
Other : (Fire Suppr)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								\$0.00
MON. TOTALS	\$126,313.24	\$202,664.20	\$450,723.59	\$156,486.30	\$272,239.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
										FISCAL YEARLY TOTAL			\$1,208,426.43

Planning and Building Department

Major Development Projects

November 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 3/22/12 and approval 5/24/12.						
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 tentatively 2/23/12.						
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.						
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. Appeal filed 11/14/11; withdrawn 11/22/11. PC approval is now final.				PC - 10/27/11		
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
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved revisions 10/27/11. Planning issued plan check comments 11/22/11.			PC - 10/27/11			
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			
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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit approved 8/26/11 and is ready to issue when fees are paid.			CC - 11/20/07			
Bullseye Glass 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	Building permit for seismic upgrade issued 10/4/11. TI permit ready-to-issue 11/29/11.			PC - 5/26/11			
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			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhomes (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; construction process begun.			PC - 8/27/09			
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 upgrade existing PD headquarters.	DPB approved DR 8/29/08. Building permit issued 5/6/10. DPB approved revised design 7/9/09.			DPB - 7/9/09			
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			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
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
November 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

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Department store and public parking garage.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Borders Books and Music FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

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

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Oak Walk Mixed Use Project 4002 San Pablo Avenue UP04-06</p>	<p>Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condominiums in five existing houses to be renovated and new buildings up to four stories with a podium-level courtyard, and up to 113 at-grade parking spaces.</p>	<p>Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41st Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41st Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41st Street relocated to new location at corner of Adeline & 40th Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41st Street house on December 18, 2009. Final sign-off issued for four other relocated houses on January 14, 2010; TCO granted for 3 new buildings on February 12, 2010. Received building permit application for 7-Eleven tenant improvement on May 10, 2011. 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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
November 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>
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. Expiration date extended to April 12, 2012 by Chief Building Official.	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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
November 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>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>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. Outstanding fees paid November 16, 2011. Construction process has begun.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>
<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting to be scheduled. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received application for apartment Building A on September 30, 2011.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Temescal Creek, which forms the city boundary, will be daylighted through the project.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland processing demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution to be passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011 and is ready to issue.</p>	<p>John Protopappas Madison Park Financial (510) 452-2944</p>
<p>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. Temporary certificate of occupancy was issued on October 28, 2011.</p>	<p>Seth Krubiner (415) 602-3326</p>

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Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.	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.	
OFFICE/HIGH TECH PROJECTS			
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 held October 27, 2011; public hearing scheduled for February 23, 2012.	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 June 9, 2011; issued on September 27, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920

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<p>Emery Station Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01</p>	<p>New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.</p>	<p>Redevelopment Agency issues Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>
<p>OTHER</p>			
<p>Panera Bread Southwest corner 40th & Horton Sts. UPDR10-001</p>	<p>4,000 square foot restaurant pad in northeast corner of Target parking lot.</p>	<p>Planning Commission approved December 9, 2010. Building permit application under review by City of Oakland. Project underwent “value engineering” due to budget constraints. Revisions approved by Planning Commission on October 27, 2011. Plan check comments on new building permit plans issued to applicant and Oakland on November 22, 2011.</p>	<p>Christopher Wadleigh (949) 702-0700</p>
<p>City Storage Northeast corner of 40th and Adeline Streets UPDR11-002</p>	<p>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.</p>	<p>Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission’s approval is now final.</p>	<p>Shawn Fritz Kava Massih Architects (510) 644-1920</p>

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Police Station Renovation 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Revised design approved by Planning staff on July 9, 2009. Building permit issued May 6, 2010.	Mauricio Moreno Don Dommer Associates (510) 655-7793
Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Monthly community workshops ongoing. Planning Commission study session tentatively scheduled for March 22, 2012; public hearing tentatively scheduled for May 24, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. 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

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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
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
Bullyseye Glass 4515 Hollis Street UPDR11-001	Refurbish and reuse existing 11,627 square foot building for artisanal glass sales, warehousing, classrooms, and showroom.	Approved by Planning Commission on May 26, 2011. 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. Approved building permit for tenant improvements on November 29, 2011.	Mark Schlientz Kava Massih Architects (510) 644-1920
Emeryville Center for the Arts 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. 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