



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: January 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – DECEMBER 2011**

HIGHLIGHTS OF THE MONTH

The Pedestrian and Bicycle Advisory Subcommittee spent three hours at their December 5 meeting reviewing and commenting on the public review draft of the new Pedestrian and Bicycle Plan. They completed their review of Chapters 1 through 6; Chapters 7 and 8, containing detailed project lists and funding and implementation strategies, will be reviewed at another three hour meeting on January 9. The plan will then be forwarded to the Public Works and Transportation Committees, Planning Commission, and City Council.

Planning for the Center of Community Life continues to move forward. Staff attended the fifth community workshop held in the Council Chambers on December 13. On December 8, staff met with School District’s architect for a status update. A Planning Commission study session on ECCL is tentatively scheduled for March 22.

On December 6, the City Council approved the concept of a Building Occupancy Resumption Program (BORP), to certify third-party inspectors for post-disaster building evaluation for Novartis, Wareham, and PG&E. Staff will now develop the program for Council consideration.

Planning Commissioner Art Hoff resigned on December 8 after five-and-a-half years of dedicated service. He will be missed.

On December 29, the California Supreme Court issued its long-awaited decision about the future of redevelopment. The Court upheld a law abolishing redevelopment agencies, and struck down a companion law that would allow agencies to continue to exist if they make “voluntary” payments to the state. This means that, unless additional legislation is passed in January, the Emeryville Redevelopment Agency will cease to exist on February 1. This will have far-reaching implications for future development and capital improvement projects, as well as housing rehab and façade improvement programs and the City’s future budget.

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 December meetings:

December 6, 2011

Election. The City Council certified the results of the November 8 election. Councilmember Bukowski made a brief leaving office statement. New Councilmember Jacqueline Asher and reelected incumbents Ruth Atkin and Nora Davis were sworn in and made remarks. Jennifer West was elected Mayor and Kurt Brinkman was elected Vice Mayor for the next year, and they were both sworn in.

Committees. The Council made appointments of themselves and members of the public to various boards and committees. With the exception of the Planning Commission, all committee terms have now been set to expire on December 31. Planning Commission terms expire on June 30 and the Council decided not to change that. These appointments will be finalized at the December 20 meeting.

Council Calendar and Holidays. The Council approved the official list of City holidays and its meeting schedule for 2012. The September 18, 2012 Council meeting is cancelled because it conflicts with Rosh Hashanah.

Building Occupancy Resumption Program. The Council approved the concept of a Building Occupancy Resumption Program (BORP), to certify third-party inspectors for post-disaster building evaluation for Novartis, Wareham, and PG&E. Staff will now develop the program for Council consideration.

North Hollis Utility Undergrounding. As directed at the November 15 meeting, staff presented an informational report about the possible expansion of the proposed underground utility district along Hollis Street between Powell Street and Ocean Avenue. After the presentation and testimony from a number of property owners, the Council approved two resolutions to start the process of forming the district, and directed staff to continue studying the possibility of establishing an undergrounding district in the northern part of the North Hollis area.

December 20, 2011

County Transportation Expenditure Plan. The City Council held a study session on the Alameda County Transportation Commission's Draft Transportation Expenditure Plan for the proposed extension and expansion of the Measure B sales tax. Under the proposal, which will be on the November 2012 ballot, the sales tax will double from a half cent to a full cent, and will be in perpetuity. The Draft Expenditure Plan includes two capital projects in Emeryville, namely the Ashby-Shellmound Interchange and the widening of the western end of the Powell Street Bridge at Christie Avenue; as well as "pass-through" funding for local streets and roads, bicycle and pedestrian improvements, and paratransit; and grant programs to fund additional projects.

The Draft Expenditure Plan will be coming back to the Council in February for a resolution of support.

6150 Christie Avenue. The Community Development Commission appropriated \$56,850 from the Housing Capital Fund for site stabilization, preservation and landscaping of the residential project site formerly owned by Ted Dang that was acquired by the Redevelopment Agency.

Emeryville Community Action Program (ECAP). The Community Development Commission heard a report on the Emeryville Community Action Program, which has lost its tax exempt status, and the property that it subleases from the Redevelopment Agency on San Pablo Avenue. Due to the uncertainty of the legal status of both ECAP and the Redevelopment Agency, the lease cannot be renewed or extended at this time. A new entity, Ohana, which provides various social service programs, is proposing to absorb ECAP into its organization and locate all of its services in the “Maz” building at 3800 San Pablo Avenue. This would require a Conditional Use Permit and Design Review from the Planning Commission. The Community Development Commission approved the staff recommendation to terminate the current lease, to encourage Ohana to locate along the east side of San Pablo Avenue between 36th and 37th Streets where ECAP is currently located, to limit future assistance to contributions of capital for building improvements and not for operational needs, and to encourage Ohana to negotiate a new tenant agreement directly with the property owner. The Commission continued further discussion to a future meeting.

Appointments to Boards, Commissions, and Committees. The City Council finalized its appointments for calendar year 2012 to the various Emeryville boards, commissions and committees, as well as their representatives to various regional, county, and State boards, commissions and committees. Unscheduled vacancies on two bodies, due to recent resignations, will be filled in the future to allow time to advertise the vacancies: a vacancy on the Park Avenue District Advisory Committee due to the resignation of Elaine Kirk will be filled by the Council on January 17, and a vacancy on the Planning Commission due to the resignation of Art Hoff will be filled on February 7.

Sign Regulations. The Council introduced two ordinances pertaining to regulation of business signs in the public right-of-way. The first ordinance would remove all regulations of such signs from the Zoning Ordinance; this ordinance was reviewed and recommended for approval by the Planning Commission on October 27. The second ordinance would add a new Chapter to the Public Works portion of the Municipal Code allowing signs in the public right-of-way with a permit from the Public Works Director. Both ordinances are expected to be passed on January 17.

Farmers Markets. The Council introduced an ordinance to move the regulations for farmers markets to a new chapter of the Municipal Code; currently these regulations are contained in the same chapter as the regulations for street vendors. The ordinance also adds a provision allowing farmers markets to have up to six signs throughout the city, which would be approved by the Police Department as part of the farmers market permit. A separate ordinance was also introduced to make amendments to the regulations for street vendors to delete references to farmers markets. Both ordinances are expected to be passed on January 17.

PLANNING COMMISSION

The Planning Commission considered the following items at its December 8 meeting:

Papermill Park Design. The Commission approved the proposed design of a public park to be built on the site of an existing City parking lot on the north side of Stanford Avenue between Hollis and Doyle Streets. Design and construction of the park is a condition of approval of the previously approved Parkside Mixed Use project (formerly known as “Papermill Mixed Use Project”) that includes construction of 166 residential units, 3 live-work units, 13,698 square feet of ground level flexible space and 4,618 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and north-south by Powell Street and Stanford Avenue. The park design includes an outdoor café seating area near Hollis Street, a small lawn area with picnic tables, and an enclosed dog run. The construction of the public park will include removal and replacement of 38 trees. A small replacement parking lot for the existing private parking spaces in the City lot will be provided at the east end of the block adjacent to Doyle Street. The park design will be considered by the City Council on February 7.

Water Efficient Landscape Ordinance. The Commission unanimously recommended City Council adoption of an ordinance setting state-mandated requirements for landscapes of 2,500 square feet or more, and simpler requirements for landscapes between 1,000 and 2,500 square feet, along with a general prohibition of irrigation water runoff.

ZONING UPDATE STEERING COMMITTEE

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

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The Park Avenue District Advisory Committee does not meet in December; its next regular quarterly meeting will be on February 8, 2012.

TRANSPORTATION COMMITTEE

At its December 27 meeting the Committee forwarded to the City Council a recommendation to limit the “No Parking” signs on the west side of Hubbard Street to business hours to allow for evening parking, and denied a request to create parking spaces on the east side of Hubbard Street. The Public Works Director was asked to set up a meeting with the owners of Powell Street Plaza to discuss truck operations. A request for a car sharing space on Stanford Avenue next to Hollis Street, in front of new Papermill Park, was forwarded on to the City Council. The Committee recommended that a new “Notify Me” email list-serve be created on the City’s website to address early-warning requests about construction. The Committee also recommended that two green spaces be painted in front of 4240 Holden Street, limited to four hours. Finally, a request to create a new mid-block crossing on Stanford Avenue between Hollis and Doyle Streets was continued.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At their December 5 meeting the BPAC discussed the public review draft of the Pedestrian and Bicycle Plan. The Committee made comments on six out of a total of eight chapters and continued the discussion to their January 9, 2012 meeting to complete their review of the remaining two chapters.

COMMUNITY EVENTS COMMITTEE

At its December 14 meeting the Community Events Committee approved a permit for a wedding at the marina in February.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on December 14 with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police Departments, and the City Manager discussing the following project:

Pedestrian and Bicycle Plan. The public review draft of the Pedestrian and Bicycle Plan was presented and discussed. Committee members had a number of comments, particularly on the various proposed pedestrian and bicycle projects. The upcoming review schedule by the BPAC, Public Works and Transportation Committees, Planning Commission, and City Council was discussed.

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. Planning Staff met with the School District's architect on December 8 for a status update, and attended the fifth community workshop, held in the Council Chambers, on December 13. 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. In December, the Oakland Building Department completed its plan review; still pending are plan review by the Oakland Fire Marshal, approval of the Waste Reduction Management Plan by the City of Oakland, and final approval from our Planning staff.

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. As noted above, the Planning Commission approved the park design on December 8 and Council approval is 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 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. Because some of the disabled parking spaces will need to be located in this new lot, sidewalks between there and the building's front door will need to be upgraded to provide an "accessible path of travel". PRC has requested a mid-block crosswalk on Stanford between their front door and the parking lot; as noted above, the Transportation Committee considered this request on December 27 and continued it to a future meeting. 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, 2011. On December 16, 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, to discuss design modifications to conform to the City Council's condition of approval requiring less metal siding on the building. Essex hopes to submit a building permit application soon and to begin construction in the spring.

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 was planned to be developed with a department store and parking structure and to be processed as a conditional use permit and design review. The demise of the Redevelopment Agency per the recent State Supreme Court decision (see below under "Administration/Other") will probably mean that the Site B plan will be redesigned to eliminate the department store and parking structure and replace them with small shops.

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 December, with hazardous waste being removed by rail to disposal sites in Utah and Idaho and non-hazardous waste being transported by truck to local landfills. The dry weather facilitated excavation and removal of hazardous wastes from the site by rail through the month of December. During the first week of January, the final five rail cars will be loaded and shipped to the landfills in Utah and Idaho, bringing the total number of loaded rail cars sent from the site to 682. The rail spur into the site will soon be removed in order to access and excavate additional volumes of shallow soil; the remaining soil and debris will leave the site by

truck over the next few weeks. Trucks will be tarped and decontaminated prior to leaving the site. They will utilize the Halleck Street corridor for arrival and departure from the site and will follow the designated truck route to the Grand Avenue/I-880 interchange in Oakland and then to the appropriate facility. Site grading and demobilization activities are expected to continue over the next month. The scaffolding and construction fencing on Horton Street is scheduled for removal in January, to be replaced with standard security fencing. Meanwhile, staff attended an awards ceremony for the PG&E “zero net energy” design competition that focused on the Sherwin Williams site (see below under “Administration/Other”).

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, so the Planning Commission’s approval is now final. Since about 20% of the property is in Oakland, staff has contacted Oakland City staff to discuss the planning approval process; only minor design review is required from Oakland, which has now been approved.

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, 2011. The project went over budget, and so the architect proposed some minor alterations to the exterior, which staff 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, fees were paid on December 20, and the Pre-Waste Management Plan was approved on December 30, so the building permit is ready to be issued.

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 March 22.

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. The proposed upgrades will be processed administratively. Any future intensification of uses will require reconvening the Emeryville/Oakland JPA for the project.

Amyris Pilot Plant. The application for an administrative amendment to the use permit to add a vessel is complete except for a noise report and recommendations regarding proposed additional air handling units on the roof. The new vessel would add to the products made from fermentation of agricultural waste.

ADMINISTRATIVE CASES AND ACTIVITIES

Signs

Hyatt House Replacement Signs, 5800 Shellmound Street. A minor sign permit to replace three wall signs and one monument sign was approved on December 14.

Design Review

Green Living Room, 5903 Shellmound Street. A minor design review permit to install exterior improvements at the Public Market, including new flatwork and landscaping, ramps and stairs, and lighting and artwork, was approved on December 14.

ADVANCED PLANNING PROJECTS

Zoning Update. Chapter 1: General Provisions, Chapter 2: Use Classification, and Chapter 3: Zoning Districts have been drafted, vetted by staff and are ready to distribute to the Zoning Update Steering Committee for discussion at their January 24 meeting. Work continues on Chapter 4: Site Development Regulations, and on provisions regulating Secondary Dwelling Units. In December work was started on regulations for telecommunications facilities and allowances for projections above height limits and into setback areas, such as for chimneys and other elements.

Pedestrian and Bicycle Plan. Comments from the December 14 Development Coordinating Committee meeting and the December 5 BPAC meeting were compiled as a tool to resolve outstanding issues and as a source for future editing. Staff continues to review the plan and address detailed issues.

Capital Improvement Program. Department heads, including the Planning and Building Director, attended a special City Council CIP workshop on Saturday, January 22, 2011. 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. The Court's decision eliminating redevelopment agencies was issued on December 29 (see below under "Administration/Other"), meaning that funding for capital improvement projects is significantly reduced.

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.

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. Staff revised the plan and background report in response to meetings with a Planning Commission committee and Emeryville Transportation Management Association. The Sustainable Transportation Plan is 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. The State Supreme Court's December 29 decision eliminating redevelopment agencies means that this project will be delayed pending identification of an alternative funding source.

Ninth Street/Greenway Connection. Our staff participated 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, 2011 and is now complete. Paving, striping path furniture, bollards and hydro-seeding are all installed and the path is open for use.

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. On December 2, staff attended a Bay Area Planning Directors Association session on Building a Sustainable Regional Economy at Preservation Park in Oakland (see below under "Administration/Other"). Staff corrected MTC's project list to state that the Ashby Interchange is in a Priority Development Area. At the Regional Advisory Working Group meeting on December 16, staff heard a presentation and discussion of the Scenarios Analysis. The analysis and potential policies on transportation, housing, economy and equity will be presented to the Planning Commission for comment on January 26 and to the City Council on February 7.

Countywide Transportation Plan and Measure B. As noted above, the City Council held a study session on the draft Transportation Expenditure Plan on December 20. The draft plan includes the Ashby-Shellmound Interchange and the widening of the western end of the Powell Street Bridge at Christie Avenue as well as funding for local streets and roads, bicycle and pedestrian improvements, and paratransit, and grant programs to fund additional projects.

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. As noted above, this ordinance was approved by the Planning Commission on December 8. First reading is scheduled for the January 17 City Council meeting with final passage on February 7. 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 April and City Council consideration in May.

Park Avenue District Advisory Committee. Staff compiled a list of residential complex contacts for Public Works to use in notifying residents about AT&T night work to remove overhead wires and poles on Park Avenue. Staff sent a committee vacancy notice to district businesses, received six applications, and requested and received statements of interest and qualifications from the applicants.

Information for LAFCO. Staff sent a list of approved residential development projects, as well as information about budget, programs and personnel, to the Alameda County Local Area Formation Commission. This was a follow-up to the interview they held on November 14 with the City Manager and Planning and Building Director.

Parking Requirements Survey for League of Cities. Staff responded to a survey about impacts of potential state legislation limiting parking requirements near transit.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the sixth month of fiscal year 2011-2012 for building permit and inspection activity. The month of December 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 December a total of 43 permits have been issued, based on a total valuation of \$981,000 and generating \$113,000 in fees. During the same period, 509 inspections have been conducted. Field inspection totals of 268 (53%) were related to major projects and 241 (47%) were ongoing routine inspections such as tenant improvements and 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. A certificate of occupancy was granted for Lola tenant improvement at 5644 Bay Street and a temporary certificate of occupancy was granted for Novartis Building Q, 2nd and 3rd floors, at 4560 Horton Street. Permit applications have been submitted for the Parkside (formerly “Papermill”) residential/live-work project and the second submittal, in response to the first round of plan review comments, has been received from the architect. 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 defect), the Courtyards at 65th (construction defects), Andante (construction defects), Bridgecourt Apartments (building envelope remediation), Public Market storefront improvements and Guitar Center tenant improvement project. The Building Division anticipates several new development projects in fiscal year 2011-2012 including the 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 December the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

Pre-Submittal Meetings

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

- **Paula LeDuc** – 1350 Park Avenue; repave parking, ADA ramp, trash enclosure.
- **CNS** – 2200 Powell Street, 1st Floor, Suites 110, 120, and 130; tenant improvements.
- **PG & E** – 4525 Hollis Street; PCB transformer replacement, heater replacement and electrical.

- **Metro PCS** – 1255 Powell Street; antenna modification.
- **Lola** – 5644 Bay Street; storage racks.
- **1054 45th Street** – Temporary shoring of structure.
- **Public Market, Green Living Room** – 5905 Shellmound Street; interior improvements.
- **City of Emeryville, Recreation Center** – 4300 San Pablo Avenue; disconnection of utilities.
- **Hyatt House** – 5800 Shellmound Street; illuminated wall signs.
- **Novartis Building 12A** – 5353 Horton Street; solar panels on parking garage roof.
- **Powell Street Garage** – 2000 Powell Street; accessibility upgrade.
- **Tower 2** – 2000 Powell Street; storefront, accessibility upgrade.
- **MacPhersons** – 1375 Ocean Avenue, tenant improvements.
- **Emeryville Occupational Medical Center** – 6001 Shellmound Street; Phase II, tenant improvements.
- **Novartis Building Q** – 4560 Horton Street; structural shaft.
- **Exponential** – 2200 Powell Street; tenant improvements.
- **Guitar Center** – 5925 Shellmound Street; tenant improvements.
- **Police Station Renovation** – 2449 Powell Street; canopy installation.
- **PRC Medical Group** – 1335 Stanford Avenue; tenant improvements.
- **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 December 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.
- **Ocean Avenue Townhouses** – 1276 Ocean Avenue; five new townhouses.

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 Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO), or final building permit sign-off (final) for the month of December:

- **Lola** – 5644 Bay Street; tenant improvements (CO)
- **Novartis Building Q** – 4560 Horton Street; 2nd and 3rd floor tenant improvements (TCO)
- 20 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 December, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 12 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 16 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 142 counter contacts and 132 telephone queries in December.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for December. 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 509 inspections in December. Requests for this month average 254 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 12 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

Supreme Court Decision on Redevelopment. On December 29, the California Supreme Court issued its long-awaited decision on the lawsuit brought by the California Redevelopment Association (CRA) and the League of California Cities (the League) against the State concerning the future of redevelopment in California. The lawsuit challenged two state bills, ABX1 26, which abolishes redevelopment agencies, and ABX1 27, the "Voluntary Alternative Redevelopment Program", which allows redevelopment agencies to continue to operate if they make "voluntary" payments to the state. In a "worst case scenario" decision for cities, the Supreme Court upheld ABX1 26 and struck down ABX1 27. This means that redevelopment agencies are abolished and there is no option to continue to operate with "voluntary" payments. Under the Court's ruling, redevelopment agencies terminate on February 1 and their assets are transferred to their "successor agencies" (in our case, the City of Emeryville). The successor agency is responsible for winding down the affairs of the redevelopment agency under the auspices of an "oversight board", including members from the city, county, special districts, community colleges, and the union representing former redevelopment agency employees (SEIU in our case). Meanwhile, CRA, the League, and some State legislators are scrambling to try to pass legislation to extend the February 1 date for termination of redevelopment agencies, and to reconstitute redevelopment in some form. It should be noted that it was never really the State's intent to totally abolish redevelopment; that was just a ploy to force "voluntary" contributions from redevelopment agencies. Now that the result of their action has been to abolish redevelopment, some legislators are trying to figure out how to undo what they have inadvertently done. This decision will not have a direct impact on the Planning and Building Department, since we do not get funding from the Redevelopment Agency. However, it will affect many of the development and capital improvement projects that we work on. For example, as noted above, a department store on Site B now seems unlikely and other sources of funding will have to be found for the South Bayfront Pedestrian and Bicycle Bridge. Housing rehab and façade improvement programs are affected, as are the blight abatement activities of the Community Preservation Committee. Implementation of plans such

as the Parks and Recreation Strategic Plan and the Pedestrian and Bicycle Plan will be more difficult without redevelopment funding. There will also be impacts on the FY 2012-13 and FY 2013-14 budget that begins next July 1, and which staff is beginning to develop. Hopefully, in the months ahead, the State will figure out a way to reconstitute redevelopment in some form to help reduce the effects of this otherwise lethal blow that the Supreme Court's decision has dealt to the on-going renaissance of Emeryville.

Bay Area Planning Directors Association. On December 2, the Planning and Building Director and Associate Planner Diana Keena attended a BAPDA meeting on Building a Sustainable Regional Economy at Preservation Park in Oakland. Economics consultant Dena Belzer and a panel of business and economic development leaders spoke. The speakers stated that the region needs to encourage reuse of land near transit for knowledge workers and preservation of industrial land in other areas, fund police and schools where they need improvement, and connect suburban job and shopping centers to regional transit.

Architecture at Zero. On December 7, the Planning and Building Director, Senior Planner Miroo Desai, and Councilmember Nora Davis attended the "Architecture at Zero" award ceremony at the American Institute of Architects San Francisco office. The was a design competition sponsored by PG&E and coordinated by former Economic Development and Housing Department intern Noelle Cole. The project was an energy-efficient mixed use development on the Sherwin Williams site in Emeryville. There was no single winner; rather, the award money was divided between several worthy entries, including two student entries from Harvard and the University of Wisconsin and two professional entries from architects in Berkeley and New York. There was also a "jury recognition" award for a whimsical design by a San Francisco architecture firm. All of the entries will be on display in the "link" outside the Council Chambers in January.

East Bay Green Corridor Solar Permitting. On December 8, the Planning and Building Director attended a meeting in Oakland sponsored by the East Bay Economic Development Alliance about developing a standardized process for building permits for solar panels among cities in the East Bay Green Corridor, which extends from Richmond to San Leandro. Speakers included the Deputy Director of the Governor's Office of Planning and Research, the new State Fire Marshal, and representatives from Sungevity, a solar panel company. The East Bay Green Corridor is a cooperative effort among these cities "to create a thriving region of green technology innovations, commercialization and economic development that generates high quality jobs and meets environmental and social goals."

Electric Vehicle (EV) Readiness Workshop. On December 12, the Planning and Building Director attended a workshop at ABAG on community readiness for electric vehicles, focusing on the "Ready Set Charge California" initiative of which ABAG is a member. The meeting provided very useful information on electric vehicle technology, and copies of a handbook that includes a basic primer about electric vehicles, as well as information on model zoning and building code provisions, fleet vehicle operations, public facilities, etc. We will be incorporating some of these ideas into the new Planning Regulations.

Disaster Preparedness. The Chief Building Official recently attended the Disaster and Emergency Operations Center training held in San Jose. Attendees included local Bay Area Building Officials, Fire Chiefs, Safety Assessment Program Coordinators from the State, engineers and architects. Topics such as mitigation, disaster preparedness, incident management, response and recovery were discussed. The training reviewed the National Incident Management System (NIMS), including integrating command and control systems, maintaining communication within command and control systems, using NIMS procedures, operational procedures, and authorities involved in response and recovery efforts to major disasters. Additional topics included federal, state, and local roles and responsibilities in major disaster, response and recovery work, with an emphasis on governmental coordination. Finally the training concluded in a roundtable discussion with colleagues discussing their various experiences dealing with the aftermath of a disaster, and the lessons learned.

City Council Retreat. On December 20, the Planning and Building Director participated with other department heads in a planning session for a City Council retreat to be held on February 28 at which the Council will be asked to discuss their thoughts on refining and implementing the vision for the city, as expressed in the General Plan and other plans and programs, in preparation for the upcoming development of the next two-year budget. Daniel Iacofano of MIG, who helped facilitate the General Plan process, has been retained to facilitate this retreat. Another planning session with department heads and Mr. Iacofano is scheduled for January 17.

Economic Development Project Meeting. On December 15, 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.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's 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 December 14 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. 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.

Holiday Lunch. On December 22 the Planning and Building Department staff celebrated the holidays with lunch at the Doyle Street Café. This was an opportunity to celebrate the accomplishments of 2011 and look forward to an even more productive year in 2012.

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	12							123
Plumb., Elec., Mech.	36	34	30	35	39	22							196
Fire	11	11	15	18	11	9							75
MON. TOTALS	69	69	69	72	72	43	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	394
VALUATION													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800	\$8,100							\$1,932,170
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744							\$2,133,335
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783	\$5,441,422	\$886,688							\$25,681,664
MON. TOTALS	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$5,736,406	\$980,532	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$29,747,169
FEES COLLECTED													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32	\$31,118.03	\$6,814.84							\$153,606.89
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00	\$73.00							\$1,406.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91	\$6,223.60	\$1,362.98							\$30,726.38
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89	\$45,790.62	\$10,768.36							\$229,967.78
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86	\$111,736.22	\$11,512.27							\$493,013.58
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40	\$24,088.74	\$821.33							\$86,063.04
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81	\$9,568.09	\$2,859.28							\$48,366.32
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35	\$5,018.54	\$1,876.81							\$32,013.96
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86	\$3,226.64	\$1,501.13							\$33,511.83
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39	\$1,099.64	\$269.70							\$5,851.46
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95							\$2,247.94
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59	\$7,975.94	\$897.23							\$40,782.10
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00	\$6,006.00	\$2,464.00							\$19,991.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00	\$1,521.24							\$3,831.24
Traffic Impact	\$0.00	\$19,241.93	\$7,715.22	\$819.00	\$3,987.54	\$66,136.14							\$97,899.83
School	\$0.00	\$0.00	\$1,747.18	\$0.00	\$0.00	\$0.00							\$1,747.18
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00	\$15,671.51	\$3,941.79							\$40,325.95
Other : (Fire Suppr)	\$0.00	\$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	\$112,926.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$1,321,352.48

Planning and Building Department

Major Development Projects

December 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 3/22/12.						
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			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; construction process begun.			PC - 8/27/09			
PRC Medical Office 1335 Stanford Avenue	Reuse existing 15,200 s.f. building for clinic.	PC approved 8/26/10. Building permit issued 9/27/11.			PC - 8/26/10			
Emery Station Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Shoring permit issued 1/21/11. Building permit issued 2/25/11.			CC - 5/19/09			
Police Station Renovation 2449 Powell St.	Modernize and 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
December 2011

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

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

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<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 tentatively scheduled for March 22, 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