



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** May 1, 2012

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

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

**SUBJECT:** **PROGRESS REPORT – APRIL 2012**

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### HIGHLIGHTS OF THE MONTH

One of the tenets of the Planning and Building Department mission statement is to “help get projects to the finish line”, and in April more projects got to the “finish line” than in any other month in recent memory. Certificates of Occupancy were issued for the Oak Walk Mixed Use Project (approved by the City Council in February 2006 with Temporary Certificates of Occupancy granted in February 2010), the Emeryville Police Station Renovation at 2449 Powell Street, Bullseye Glass tenant improvements at 4514 Hollis Street, PRC Medical Group tenant improvements at 1335 Stanford Avenue, and Specialty Café and Bakery on the ground floor of the office tower at 1900 Powell Street. The Sherwin Williams Site Remediation at 1450 Sherwin Avenue received final inspection approval. With concrete patching of the sidewalk where utility poles were removed, the Park Avenue street beautification project, as called for in the Park Avenue District Plan, is now complete. And, on April 21 a grand opening ceremony was held for the bike path connection between the Emeryville Greenway and Berkeley’s Ninth Street Bicycle Boulevard. With the completion of this path, there is now a continuous designated bike route between Albany and central Emeryville, and direct pedestrian and bicycle access for Emeryville residents to the Berkeley Bowl West market.

Planning for the Emeryville Center of Community life is moving forward. On April 19, the eighth community workshop was held, and on April 26 the Planning Commission held a lengthy and thoughtful study session.

The Pedestrian and Bicycle Plan is close to adoption. The Planning Commission approved it on April 26, and the City Council will consider its adoption on May 15.

Planning staff and one Planning Commissioner attended the American Planning Association’s National Planning Conference in Los Angeles on April 14-17.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

The following planning and building related items were considered by the City Council at its April meetings:

#### April 3, 2012

**City Mission Statement.** The City Council held a study session about developing a new City mission statement and decided to form an ad hoc committee to explore this issue further. Councilmembers Atkin and Asher volunteered to be on the committee.

**Amtrak Buses.** The Council authorized the Mayor to sign a letter to the State legislature requesting a change in existing legislation to allow local passengers to ride Amtrak buses between Emeryville and San Francisco, as called for in the General Plan. State law currently prohibits Amtrak from carrying local bus passengers on routes that are also served by Greyhound.

**Parkside Mixed Use Project Tree Removal Permit.** The Council approved a tree removal permit for ten street trees along Powell Street, in conjunction with the previously approved Parkside Mixed Use project (previously known as the “Papermill Mixed Use project”) with conditions requiring the applicant to pay a replacement value fee.

#### April 17, 2012

**Sustainable Communities Strategy and Regional Housing Needs Allocation.** The Council discussed their comments on the draft preferred land use scenario that the Association of Bay Area Governments (ABAG) has developed for the Sustainable Communities Strategy under SB 375, and on the draft Regional Housing Needs Allocation that ABAG has released. The Council requested additions to a letter and resolution that staff had drafted protesting Emeryville’s housing numbers. They will finalize their comments at the May 1 meeting.

**Planning Commission Appointment Procedure.** The Council adopted new procedures for making Planning Commission appointments. All applicants, including incumbents seeking reappointment, will need to fill out an application and be interviewed by the City Council. This year, the application deadline will be May 21. Depending on the number of applications received, the Council will either hold the interviews before the regular Council meeting on June 5, or will pick a different date for the interviews. Appointments will be made at the June 19 Council meeting, in time for the July Planning Commission meeting.

### OVERSIGHT BOARD

This board, charged with overseeing the winding down of the affairs of the Emeryville Redevelopment Agency, held two meetings in April. There are seven members of the board including representatives from the Emeryville City Council, Alameda County Board of Supervisors, AC Transit, Emery Unified School District, Peralta Community College District,

former employees of the Emeryville Redevelopment Agency, and an Emeryville resident. At the first meeting on April 10, the Board elected officers, established a regular meeting schedule, and took care of other housekeeping matters. At the second meeting on April 24, the Board took action on the Recognized Obligation Payment Schedule (ROPS) of the City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency for the period of January through June 2012.

## PLANNING COMMISSION

**Emeryville Center for Community Life.** The Commission held a study session on this proposal to redevelop the Emery Secondary School site to accommodate a 115,000 square foot multi-story, multi use facility that will co-locate the elementary and secondary schools as well as the City's community services and recreation programs. The Commission expressed concerns relating to co-location of the elementary and secondary schools and the adequacy of open space for different student groups. Concern was expressed regarding the design of the parking on 47<sup>th</sup> Street and it was suggested that the parking be designed such that it does not pose problems for bicyclists and pedestrians. The Commission also had similar concerns regarding parking on 53<sup>rd</sup> Street which is designated in the General Plan as a greenway and bicycle boulevard. There was not a concern regarding the need for a parking variance as long as the project includes an adequate Transportation Demand Management program. The Commission felt that the proposed height of the facility was appropriate and that the project could easily qualify for the height bonus. There was support for the concept that "one public benefit is sufficiently significant and substantially beyond normal requirements" so as to warrant the granting of the entire bonus. It was suggested that the San Pablo Avenue facade be designed as the front of the building, with features enhancing pedestrian interest. The Commission opined that the amphitheater should be programmed at the entitlement stage so that it will include adequate features for future productions, and that the "community commons" retain flexibility so that it could be used by high school students during school hours. It was suggested that there was a need to look at some kind of creative phasing whereby existing school facilities could be used in initial phases so that value engineering of the facility is minimized.

**Pedestrian and Bicycle Plan.** The Planning Commission approved a resolution recommending that the City Council adopt the Emeryville Pedestrian and Bicycle Plan, accept the Emeryville Bicycle Plan Appendices, and adopt an associated amendment to the General Plan. The Commission directed that a policy be added calling for a study of improvements to pedestrian and bicycle connections across the freeway.

## ZONING UPDATE STEERING COMMITTEE

The Zoning Update Steering Committee did not meet in April; its next regular meeting scheduled for May 22 has been preempted by City Council budget hearings, so the next meeting has now been scheduled for Monday, June 11.

## **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The Park Avenue District Advisory Committee did not meet in April. Its next regular quarterly meeting will be on May 9.

## **TRANSPORTATION COMMITTEE**

At its April 24 meeting the Committee recommended ending the Red Light Camera Program, and requested that a financial report be brought to the Committee after one year. No action was taken on an item considering signs prohibiting parking within the Park Avenue Plaza, as it was designed for parking. The Committee reviewed three recommendations from the BPAC: (1) the Committee asked to see the specific language of the anti-harassment of bicyclists law proposed before making a recommendation, and continued the item; (2) the Committee recommended that the City Council write a letter to state legislators supporting a change to the language of the state vehicle code to allow bicycles to treat stop signs as yield signs; and (3) the Committee asked for an appropriation from Measure B funds for “Bike FixIt Stations”. The Committee recommended updating all signs on the south side of Powell Street west of the freeway to be consistent with signs on the north side, and recommended removing a 30 minute green zone on the east side of Hollis Street south of 45<sup>th</sup> Street.

## **PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE**

At its April 2 meeting the Pedestrian/Bicycle Advisory Subcommittee discussed signal timing and green house gas implications, recommended approval of both applications for the two BPAC vacancies, and reviewed Bike to Work Day details. The Subcommittee recommended that Emeryville adopt a Bicycle Anti-Harassment Law similar to Berkeley’s new law, recommended writing a letter to state legislators advocating a change to the vehicle code to allow bicycles to yield at stop signs, and recommended two locations for new “Bike FixIt Stations”. The Subcommittee also discussed See-Click-Fix, a new app for reporting right-of-way issues, and heard an update on the City’s Safe Routes to Transit grants and projects.

## **COMMUNITY EVENTS COMMITTEE**

At its April 11 meeting the Community Events Committee approved two weddings at the marina, on June 1 and September 15.

## **PLANNING DIVISION**

### **DEVELOPMENT COORDINATING COMMITTEE**

The DCC met on April 11 with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police Departments and the City Attorney’s Office discussing the following topics:

**Farley’s Sidewalk Café.** DCC discussed a Sidewalk Café Permit to legalize existing outdoor seating at Farley’s, a café on 65<sup>th</sup> Street. Comments consisted primarily of requesting a

complete application and plans. [An earlier use permit application to serve beer and wine at this café was withdrawn.]

**“Klinknerville Improvement”.** A Conditional Use Permit, Design Review, and Variance application for new Light Manufacturing and Light Distribution uses at 6315 Doyle, an existing industrial building, was considered by DCC. Small changes to the building exterior were proposed, along with a variance for parking. [Upon further examination, staff subsequently determined that this use can go in without a use permit, and therefore without a parking variance, due to the presence of a similar use already in the building, under the Nonconformity Provisions of the Zoning Ordinance. This project will therefore no longer require Planning Commission approval.]

**Escuela Bilingüe Internacional Mid-Block Pedestrian Path.** The Committee considered the design of the proposed pedestrian path between 45<sup>th</sup> and 47<sup>th</sup> Streets along the eastern property line of the school property. Issues discussed included the child drop-off area, location and size of tree wells, decomposed granite as a paving material, alignment and visibility of the path, lighting, trash cans, fencing and gates, security, effects of path use on San Pablo Avenue crossings at 45<sup>th</sup> and 47<sup>th</sup> Streets, a need for “pedestrians only” or “no bikes” signs, and seismic safety of the existing wall.

## CURRENT PLANNING PROJECTS

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

**Emeryville Center of Community Life.** This is a proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47<sup>th</sup> Street and San Pablo Avenue. The School District hopes to begin demolition of the existing school buildings in the Fall of 2012. 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. As noted above, a Planning Commission study session was held on April 26. The school district has announced a second series of seven community meetings to consider schematic design. One was held on Thursday, April 19, and the next two will be on Saturday, May 12 and Thursday, June 14, times and locations to be determined. Meanwhile, staff will be participating in the School District’s preparation of a Mitigated Negative Declaration CEQA environmental document.

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

**Wells Fargo Bank Branch Office.** This is a proposal for a new 5,000 square foot branch bank 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 was scheduled for April 26; however traffic studies and discussions with the

applicant have led to the determination that a left turn lane from Shellmound Street is needed. After this is designed and analyzed, a Planning Commission public hearing will be scheduled.

***Klinknerville Improvements.*** An application for a conditional use permit, design review, and parking variance has been received to refurbish and reuse the industrial building at 6315 Doyle Street for light manufacturing and distribution with accessory office space. The building façade is to be improved with new windows, the removal of a roll up door and loading dock, and new parking and landscaping. Upon further examination, staff has determined that this use can go in without a use permit, and therefore without a parking variance, due to the presence of a similar use already in the building, under the Nonconformity Provisions of the Zoning Ordinance. This project will therefore no longer require Planning Commission approval and will be processed administratively as a Minor Design Review application.

***Ambassador Housing Project.*** This 69-unit affordable rental housing project on the north side of 36<sup>th</sup> Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued on March 15, and the project is under construction.

***Parkside Apartments (formerly “Papermill”), 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 was approved by the City Council on February 7. The building permit application for the apartment project was received on September 19. It was almost ready to issue, but the applicant revised the structural system, which required extensive rechecking. Staff met with the applicant to discuss this on April 4 (see below under “Administration/Other”); revised structural plans were received on April 12 and comments were provided to the applicant on April 30. Meanwhile, on April 3, as noted above, the City Council approved a tree removal permit for 10 street trees on Powell Street.

***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 (see above). Meanwhile, the building permit was issued on September 27 and the project has been constructed; it received a Temporary Certificate of Occupancy on March 16, a final inspection on March 30, and a Certificate of Occupancy on April 6. The project is now completed.

***64<sup>th</sup> and Christie Residential Building.*** The Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64<sup>th</sup> Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the City Council on February 1, 2011. Staff has met

several times 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 minor design modifications to the building. Essex hopes to submit a building permit application soon. A demolition permit for the existing buildings on the site was issued on April 27.

**Public Market.** Several planning permits have been approved recently for on-going improvements at the existing Public Market buildings, including three new major tenants: Guitar Center, Urban Outfitter, and Hot Italian restaurant, as well as renovation of the existing food court. These permits have included administrative Design Review for improvements to the sidewalk and plaza areas, minor Design Review for Guitar Center signs, and Planning Commission approvals for new entry signage and a canopy for the renovated food court, and for a new rooftop Urban Outfitters sign. Guitar Center and Hot Italian are now open for business, and work on the Urban Outfitters spaces is proceeding; they are expected to open soon. A permit for new signs at Hot Italian will be considered by the Planning Commission on May 24. Meanwhile, staff met with TMG on April 23 to discuss bus stop locations at the Public Market.

**EmeryStation Greenway.** This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59<sup>th</sup> Streets that was approved by the City Council in May 2009 is now under construction. Wareham Development hopes to have the building shell completed in the next few months. Meanwhile, tenant improvement plans for “The Bureau” restaurant on the ground floor were received on April 10 and are under review.

**Hollis Street Pedestrian Bridge.** Wareham Development is proposing to build a pedestrian bridge over Hollis Street connecting the upper levels of the EmeryStation East and EmeryStation Greenway lab buildings. The project will require Design Review from the Planning Commission as well as City Council approval to cross a public street.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street.** This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62<sup>nd</sup> and Horton Streets, was approved by the City Council on February 16, 2010. On February 7 the City Council approved a two year extension of the project’s planning permits, which will now expire in February 2014 unless a building permit application is filed before then.

**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 Macy’s department store and parking structure and to be processed as a conditional use permit and design review. In light of the demise of the Redevelopment Agency per the recent State Supreme Court decision, Madison Marquette is considering other options for the site, which they hope to purchase from the City.

**Sherwin Williams Site.** Remediation of the Sherwin Williams former paint factory site was completed in March. A Completion Report is now being drafted and will be submitted to the state Department of Toxic Substances Control (DTSC) in late spring, with an anticipated response from DTSC before fall. The waste hauling from the site was completed on March 30. Remaining activities completed in April include: cleaning the paved surfaces within the fenced area of the site, off-hauling water that was collected from site dewatering activities, and backfilling the remaining excavation area with clean soil already present on site. There are a few off-site activities still to be completed including asphalt repairs along Halleck Street between Park and Sherwin Avenues, brick inlay repairs at the Halleck/Park intersection, and hydro-seeding of the City owned land at the western end of Sherwin Street (“Parcel D”). The grading permit for site remediation work was granted final inspection approval on April 16.

**City Storage.** This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40<sup>th</sup> and Adeline Streets to 57,600 square feet of self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. 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 contacted Oakland City staff to discuss the planning approval process; only minor design review was required from Oakland, which has been approved. The applicant and architect have been consulting with the Building Division about construction requirements, and are expected to submit a building permit application soon.

**Bakery Lofts Phase IV.** The building permit application for this 18-unit apartment building and café on Adeline Street at 47<sup>th</sup> Street was approved on August 26, 2011 and will be issued when all applicable fees are paid. At the applicant’s request, the building permit application has been extended to October 2012, and will expire at that time if fees are not paid.

**Bullseye 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 issued on October 4, and the building permit for the tenant improvements was issued on January 6. The improvements are now finished; a Certificate of Occupancy was issued on April 27 and the showroom and gallery are open to the public.

**Panera Bread.** This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40<sup>th</sup> Streets was originally approved by the Planning Commission on December 9, 2010; “value engineering” changes were approved by the Commission on October 27, 2011. 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. Our Planning staff signed off the building plans in early February and the building permit was issued by Oakland on February 14. The project is under construction.

**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. The Planning Commission approved upgrades to the Pak N Save store on May 26, 2011; a building permit application was submitted on September 27, 2011 and is under review.

**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.

**Maz Building.** On April 27, staff held a second meeting with a developer concerning a potential housing development at the Maz building site at the corner of San Pablo Avenue, Adeline Street, and West MacArthur Boulevard. The south, west, and north facades of the existing building would be retained and incorporated into the project. Because the property is partially in Oakland, staff is holding ongoing discussions with Oakland Planning staff to coordinate processing of planning approvals, and has been advised that a formal agreement will need to be approved by the Oakland City Council.

**3706 San Pablo Avenue.** Planning and Economic Development and Housing staff met on April 24 to discuss drafting of a Memorandum of Agreement with Oakland prior to the issuance of a Request for Proposals for an affordable housing project on this City-owned site at the southeast corner of San Pablo Avenue and West MacArthur Boulevard. The site is partially in Oakland.

**Hot Italian Sign.** A Major Sign Permit application was submitted to legalize a new painted wall sign that has already been installed above a new pizza and panini bar at the Public Market. The Planning Commission will consider the application at its May 24, meeting.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Signs

**Red Mango, 5609 Bay Street.** A minor sign permit to install one new channel letter wall sign, one awning sign, and one indoor window sign was approved on April 25.

## ADVANCED PLANNING PROJECTS

**General Plan.** A General Plan Amendment has been prepared to insure its consistency with the new Pedestrian and Bicycle Plan. The amendment involves refinements to the circulation diagrams. As noted above, on April 26 the Planning Commission approved a resolution

recommending that the City Council adopt the General Plan Amendment along with the adoption of the Pedestrian and Bicycle Plan.

**Zoning Update.** Work continues on drafting sections of the new zoning regulations. In April staff worked on landscaping and screening provisions. In addition work continues on regulations for wireless communications facilities, requirements for open space in residential development, and modifications to the Affordable Housing Set Aside and housing density bonus section. The staff Technical Advisory Committee held weekly two-hour meetings throughout the month. At its January meeting, the Zoning Update Steering Committee directed that staff complete work on parking, the bonus point system, performance standards, telecommunications, and affordable housing by the May 22 Steering Committee meeting, and staff is working diligently towards that goal. Due to conflicts with the City Council budget hearings, the next meeting of the Steering Committee has now been scheduled for June 11.

**Pedestrian and Bicycle Plan.** Staff and consultants finalized the Public Hearing Draft of the Plan, incorporating changes as requested by the Planning Commission and City Council at their study sessions. As noted above, the Planning Commission approved a resolution on April 26 recommending that the City Council adopt the Emeryville Pedestrian and Bicycle Plan, accept the Emeryville Bicycle Plan Appendices, and adopt an associated amendment to the General Plan. The Public Hearing Draft is available at <http://www.emeryvillepedbikeplan.org>.

**Sustainable Transportation Plan.** The City Council adopted the Sustainable Transportation Plan on March 20. Staff is now working to finalize the plan by incorporating the City Council's edits.

**Traffic Facilities Impact Fee Update.** Now that the Sustainable Transportation Plan has been adopted and the Pedestrian and Bicycle Plan is ready for adoption, the list of bicycle, pedestrian, and transit projects to be included in the Traffic Impact Fee can be finalized. In March, staff met with representatives of the Emeryville Transportation Management Association to discuss how to modify intersections so that Emery Go-Round buses can quickly get around traffic congestion. It was decided to ask Fehr and Peers to study and identify projects that could be incorporated into the Traffic Impact Fee study. In April, staff worked with Fehr and Peers to finalize the scope of work for that study, which is expected to get underway soon. As a result, the scheduled Planning Commission and City Council study sessions have been postponed until this study is completed.

**Capital Improvement Program.** Following adoption of the fiscal years 2012-13 and 2013-14 operating budget in June, the City Council will consider a revised Capital Improvement Program. The new CIP will then be presented to the Planning Commission for a determination of consistency with the General Plan. Due to the loss of Redevelopment funds, the new CIP will have to rely on creativity to identify other funding sources, and will have many more unfunded projects than previous CIPs.

**Shellmound Design Guidelines.** The design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64<sup>th</sup> Street were considered by the Planning Commission on January 26 and continued to a future meeting to allow for further consultation with property owners. Economic Development and Housing staff has sent the draft guidelines to the five major property owners on this portion of Shellmound Street, and met

internally on April 12 to discuss their comments. A meeting was held with TMG to discuss the Guidelines on April 24. A community meeting is now being scheduled, after which the Guidelines will be considered by the Planning Commission. After the Planning Commission approves them, they will be forwarded to the City Council for adoption. An amendment to the Emeryville Design Guidelines will be required to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two.

***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 project has been included in the former Redevelopment Agency's "Recognized Obligation Payment Schedule" so hopefully it can still be built with redevelopment funds.

***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. A Grand Opening ceremony was held on Earth Day, April 21. Mayors and Councilmembers from both cities, as well as path funders, spoke to a crowd gathered to celebrate the opening of this bicycle and pedestrian connection between Emeryville and Berkeley. Laura McCamy, chair of the Emeryville Pedestrian/Bicycle Advisory Subcommittee, led a ride from the event to Emeryville's nearby Earth Day celebration at Doyle Hollis Park.

***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. The City Council approved submittal of a \$200,000 grant application for this project on March 6.

***Sustainable Communities Strategy.*** At the April 3 Regional Advisory Working Group meeting, Association of Bay Area Governments (ABAG) staff presented the draft preferred scenario and One Bay Area Grant proposal. City staff wrote a letter and resolution protesting the housing numbers in the scenario and draft Regional Housing Needs Allocation (RHNA). After the City Council reviewed the draft letter and resolution, staff made the City Council's edits, sent the documents to the Mayor for review and sent them to ABAG, as comments were due April 18. The final language is to be approved by the City Council on May 1. ABAG later posted a draft RHNA with lower numbers for all of the Alameda County cities except Oakland. ABAG and Metropolitan Transportation Commission (MTC) committees will consider the land use and transportation scenarios, draft Regional Transportation Plan, One Bay Area Grant Program, and RHNA on May 11; their boards will consider these items on May 17.

**Countywide Transportation Plan and Measure B.** The countywide Technical Advisory Working Group did not meet in April. The last meeting will be on May 10.

**Emeryville-Berkeley-Oakland Transit Study.** This project would study land use and transportation options for mutually supportive development of land uses and transit in the central East Bay Green Corridor in West Oakland, Emeryville, and West Berkeley. On March 20 the City Council approved an application to Caltrans for an Urban Transit Planning Studies grant from the Federal Transit Administration; the grant application was submitted on March 29. Caltrans will decide on grant awards this summer, after the state budget is adopted.

**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) to study sea level rise in the western Alameda County corridor between Emeryville and Hayward. In April, staff reviewed a draft parks risk assessment.

**Bay Area Air Quality Management District CEQA Thresholds.** On June 2, 2010, the Bay Area Air Quality Management District (BAAQMD) adopted thresholds of significance for review of projects under the California Environmental Quality Act. (CEQA). Essentially, these new thresholds would have required preparation of an Environmental Impact Report for residential projects near freeways and other state highways such as San Pablo Avenue, and appeared to be at odds with other regional agencies' proposals for greater density in urban areas as part of the Sustainable Communities Strategy. In order to avoid the need for an EIR on every project, cities could prepare a Community Risk Reduction Plan, in consultation with BAAQMD, and apply its mitigation measures to such projects. Staff was intending to prepare such a plan as part of its work program for the upcoming two-fiscal year budget. However, on March 5, 2012 the Alameda County Superior Court issued a judgment finding that BAAQMD had failed to comply with CEQA when it adopted the Thresholds, and issued a writ of mandate ordering BAAQMD to set aside the Thresholds and cease dissemination of them until the Air District had complied with CEQA. In view of the court's order, the Air District is no longer recommending that the Thresholds be used as a generally applicable measure of a project's significant air quality impacts, and instead is suggesting that cities may continue to rely on the Air District's 1999 Thresholds of Significance and make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project. Thus, for now, it appears that preparation of a Community Risk Reduction Plan is no longer necessary.

**Significant Buildings.** Staff completed photos and building areas for a map and list of buildings, which are tentatively planned for Planning Commission consideration in June and City Council consideration in July.

**Park Avenue District Advisory Committee.** AT&T patched the concrete where they had removed poles on Park Avenue. The Park Avenue beautification project, as called for in the Park Avenue District Plan, is now complete.

## **BUILDING DIVISION**

### **Permit and Inspection Activity**

The attached tables summarize the tenth month of fiscal year 2011-2012 for building permit and inspection activity. The month of April continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of FY 2009-2010 and 2010-2011. For April a total of 62 permits have been issued, based on a total valuation of about \$1.7 million and generating about \$117,000 in fees. During the same period, 297 inspections have been conducted. Field inspection totals of 88 (30%) were related to major projects and 209 (70%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

### **Major Projects**

The Ambassador Housing project for three buildings has started construction this month and building permits for the Parkside (formerly "Papermill") residential/live-work project are expected to be issued in May. The building permits for the Bakery Lofts IV, HSP Greenway grading, and Ocean Avenue Townhomes have been approved and construction is anticipated in the near future. Certificates of occupancy were issued for the renovated Police Station at 2449 Powell Street; Bullseye Glass at 4514 Hollis Street; Specialty Café and Bakery at 1900 Powell Street, #115; PRC Medical Group at 1335 Stanford Avenue; and the Oak Walk mixed use project (3 buildings) at 4002 San Pablo Avenue. The latter project was approved in 2006 by the City Council, and included relocation and rehabilitation of five single-family dwellings on 41<sup>st</sup> street and the relocation of an existing fourplex from 41<sup>st</sup> Street to the corner of Adeline and 40<sup>th</sup> Streets which was converted to five units as the now-completed Magnolia Terrace project. Sherwin Williams Company grading and site remediation work was also completed and finalized in April.

The EmeryStation Greenway project is well underway and construction continues for other major projects including the Marina south dock replacement and redecking of the slip docks; National Holistic Institute's photo voltaic solar panel system; Bridgewater remodel, podium renovation (63 units); Liquid Sugar (construction defects); the Courtyards at 65<sup>th</sup> (construction defects); Andante (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope remediation); and Public Market storefront and Urban Outfitters tenant improvements. The Building Division anticipates new development projects in fiscal year 2012-2013 including City Storage, Emery Station West/Transit Center; Pak N Save Upgrade; Baker Metal Live-Work; 39<sup>th</sup> and Adeline Project; Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings; Marketplace Redevelopment Phase 1 (64<sup>th</sup> and Christie) residential project; and Parkside Apartments (formerly Papermill).

### **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 April 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 April included:

- **HSP Greenway** – 1301 59<sup>th</sup> Street; soil remediation and shoring.
- **Athleta** – 5652 Bay Street; tenant improvement, store front and racks.
- **Sutter** – 1900 Powell Street; tenant improvement, offices.
- **Ambassador Housing; Buildings A, B, C** – 36<sup>th</sup> and Peralta Streets; rental housing units, grading, temporary power.
- **Emeryville Marina** – 3310 Powell Street; resurfacing wood decks.
- **9 Commodore Drive** – Bathroom remodel.
- **Golden Gate Lock and Key** – 1025 MacArthur Blvd; temporary power pole.
- **Chiron** – 5300 Chiron Way; glass partitions, ceiling modifications.
- **Emeryville Apartments** – 4320 San Pablo Avenue; structural dry rot repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue #5101; siding waterproofing.
- **Heritage Square** – 5915 Hollis Street; landscape screening and foundation.
- **6017 Christie Avenue** – interior, kitchen, bath and laundry remodel.
- **Novartis Building T** – 1400 53<sup>rd</sup> Street; fire alarm system, phase I.
- **1021 44<sup>th</sup> Street** – Private sewer lateral replacement.
- **4400 Shellmound Street** – Private sewer lateral replacement.
- **4320 San Pablo Avenue** – Private sewer lateral replacement.
- **1276 Ocean Avenue** – Private sewer lateral replacement.
- **6400 Hollis Street** – Private sewer lateral replacement.
- **Toys R Us** – 3928 Horton Street; water heater replacement.
- **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.
- **Marketplace Redevelopment Phase 1** – 64th and Christie Avenue; 193 residential rental units in five-story building.
- **Parkside Apartments (formally Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units, 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue. Demolition at 5710 Hollis Street and temporary shoring for Buildings A and B.

## Construction Meetings

Construction meetings (weekly) and site visits were held in April for the following projects:

- **Public Market** – 5959 Shellmound Street; storefront improvements.
- **Emeryville Marina** – 3310 Powell Street; south basin dock replacement.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Urban Outfitters** – 5905 Shellmound Street; tenant improvements.
- **Ambassador Housing** – 36<sup>th</sup> and Peralta Streets; grading, shoring.

## 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.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Novartis Building M** – 1400 53rd Street; demolition.
- **Ambassador Housing** – 36th and Peralta Streets; grading.

## 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 April:

- **Oak Walk Project (3 Buildings)** – 4002 San Pablo Avenue; residential, mixed use (CO)
- **Emeryville Police Station Renovation** – 2449 Powell Street; renovation (CO)
- **Sherwin Williams Site Remediation** – 1450 Sherwin Avenue; shoring/grading (final)
- **Bullseye Glass** – 4514 Hollis Street; tenant improvements (CO)
- **PRC Medical Group** – 1335 Stanford Avenue; tenant improvements (CO)
- **Specialty Café and Bakery** – 1900 Powell Street, #115 (CO)
- 14 sub permit types (final)

## Fast Track Plan Check

The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC<sup>3</sup>. In April, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 20 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 14 applications submitted.

## Contacts and Inquires

Building Division staff fielded a total of 186 counter contacts and 157 telephone queries in April.

## Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for April. 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 297 inspections in April. Requests for this month average 149 field inspections per month by the Building Division's two building inspectors (one City staff and one WC<sup>3</sup> staff) or 7 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

***American Planning Association National Conference.*** The Planning and Building Director, Associate Planner Diana Keena, and Planning Commissioner Sean Moss attended the annual conference of the American Planning Association in Los Angeles on April 14 -17. This annual event of the national professional planning organization brings together thousands of planners from throughout the United States and other countries to discuss issues of mutual concern and to share the latest information on myriad topics related to city planning. Highlights of the conference included:

- An Opening Keynote on “The Challenge of Global Warming” by Andrew Weaver, lead author on the UN Intergovernmental Panel on Climate Change and Professor at the University of Victoria (British Columbia). This plenary session also featured a talk by Los Angeles Mayor Antonio Villaraigosa, who spoke enthusiastically about the many changes occurring in LA including improvements in public transportation and the rebirth of the Los Angeles River, both of which were featured at the conference.
- “Orientation tours” and “mobile workshops” to get the lay of the land and view the latest developments in the LA area. This was of particular interest to the Planning and Building Director, who was born and raised in the LA area (as were both of his parents), but has not lived there in over 40 years. A lot has changed since then.
- The annual planning directors’ breakfast, where planning directors from all over the nation can socialize and learn about each other’s issues, and hear talks from planners from the host cities for this year’s conference (Los Angeles) and next year’s conference (Chicago).
- The annual awards luncheon at which citizens, planners, and public officials were recognized for outstanding achievements. In the Bay Area, the Contra Costa Centre Transit Village in Pleasant Hill won the National Planning Excellence Award for Implementation, and the Candlestick Point-Hunters Point Shipyard Phase II EIR in San Francisco won the National Planning Achievement Award for a Hard-Won Victory. The 1925 Bennett Plan of the City of Pasadena won the National Planning Landmark Award.
- Mobile workshops to view the rebirth of the 52-mile Los Angeles River, flanked by new parks, bike paths, and equestrian trails; historic Los Angeles neighborhoods featuring beautifully restored Victorian houses and homes from the early 20th Century; housing in downtown LA including trendy new apartment buildings and the conversion of historic office buildings into loft housing; and the new “Expo” light rail line, which will connect downtown LA to Culver City and eventually to the beach at Santa Monica.
- Sessions on plans for a multi-modal West Side, life cycle environmental assessment of transportation projects, designing for place on Los Angeles streets, bicycle facilities on streetcar corridors, sketch ridership modeling for transit enhancements, developing affordable housing and housing for baby-boomers, capturing land value to fund transit improvements, working with philanthropists, expected weather changes, climate adaptation plans, delta urbanism in Holland and the US, urban agriculture, the effect of parks on nearby property values, developing environmentally just street plans, midrise buildings, grocery stores, and an all-afternoon training workshop on zoning ordinance drafting.
- Special events including a screening of “Chinatown” (a movie about water rights in early Los Angeles) at the beautifully restored Orpheum Theater, an opening reception at elegant Union Station, and an evening of chamber music by members of the LA Philharmonic Orchestra at the Walt Disney Concert Hall.
- Most sessions were good for “CM” (certification maintenance) credits, which are required for planners to retain their AICP (American Institute of Certified Planners) credentials. AICP

members must earn a total of 32 CM credits every two years, including 1.5 credits in law and 1.5 credits in ethics. A session on “Public Health, Planning, and the Constitution” covered the required credits in law; the required credits in ethics will be earned at next year’s conference in Chicago.

***American Planning Association California Chapter Northern Section Diversity Related Activities.*** As a Board member of the APA-Northern California Section, Senior Planner Miroo Desai organized a talk on Planning to students at Elsie High School and Piner High School, both in Santa Rosa, on April 3 and April 20 respectively. She also participated in the monthly state-wide phone conference of APA’s Diversity Directors on April 24th.

***Alameda County Planning Directors Meeting.*** The Planning Directors of Alameda County met twice in April to discuss the “preferred scenario” for the regional Sustainable Communities Strategy (SCS), called the Jobs-Housing Connection, which was released by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) on March 9. Also on the agenda was the related Regional Housing Needs Allocation (RHNA), a preliminary draft of which was recently released by ABAG. On April 6, the City of Albany hosted the meeting, and on April 27 it was hosted by Livermore; both meetings were held at Hayward City Hall. At the April 6 meeting, the Directors and representatives of the Alameda County Transportation Commission discussed the SCS scenario and RHNA allocations. At the April 27 meeting, ABAG Planning Director Ken Kirkey spoke on the SCS and RHNA. He said ABAG plans to expand its Priority Development Area planning grant program and MTC is expanding its transit-oriented development program in partnership with several non-profit organizations.

***Parkside Apartments (formerly Papermill) Building Permit Issues.*** On April 4, representatives of Archstone, the project applicant, met with the City Manager, Planning and Building Director, Chief Building Official, Plans Examiner, and Community Economic Development Coordinator to discuss building permit fees, construction valuation, and the affordable housing agreement. This project was initially submitted for plan review in August 2011. At that time the applicant questioned the plan review and building permit fee assessment based on valuation. The developer claimed his declared low valuation should be utilized as the economy has driven development costs down. However, under the Emeryville Municipal Code and Master Fee Schedule, “Construction valuation shall be determined by the Chief Building Official, and shall be based on the valuation declared by the applicant, or on the most recent ‘Building Cost Index’ published by Engineering News Record and adjusted for the San Francisco Bay Area, whichever is higher.” When this adopted code language was explained to the applicant, they agreed to accept the Chief Building Official’s determination of construction valuation.

At the time of this meeting the plan review for this project by the Building Division was virtually complete, and the building permit was almost ready to issue. However, due to “value engineering”, the applicant decided to change structural engineers and to redesign the entire concrete structural system of the two main buildings. Although this was essentially a total redesign requiring a new plan check of most of the construction drawings, the applicant asserted that it should be treated as a revision to the previous set of plan documents. This affected how plan check fees were to be assessed. The applicant was provided with three

options: (1) obtain building permits for the plans as originally submitted; (2) submit new plans, with plan check fees to be calculated based on the valuation of the revised concrete structural system, and with the non-structural portion being considered revisions; or (3) submit new plans, with plan check fees to be assessed on an hourly basis. After careful consideration, the applicant chose option 3. Subsequently estimated fees were assessed and paid by the applicant. The new plans were received on April 12 and the first round of plan check comments were provided on April 30.

Concerning the affordable housing issue, there was some disagreement or misunderstanding about how many units, and which units, should be designated as affordable. Following a discussion of the issue, staff and the applicant came to an agreement, which was subsequently approved by the City Council on April 17 and recorded.

**Leadership East Bay.** Senior Planner Miroo Desai attended the seventh of the eight one-day lecture series of the Leadership East Bay program. The lecture series on April 13 was on Health and Human Services and was held at Alta Bates Hospital in Berkeley.

**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 April 25 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Economic Development Project Meeting.** On April 12, 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. Our intern is devising an address database, to be linked to our GIS, that includes condominiums and rental units. It will automate 300-foot notice lists to property owners and occupants for Planning Commission hearings. Staff identified parcels with multiple street numbers from the 2008 address list update and the 2007 housing conditions survey, to support development of a GIS-linked database. 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.

**Personal Safety Training.** On April 26, a number of staff members of the Planning and Building Department attended a workshop on "Maintaining Personal Safety, Before, During and After Work" hosted by Human Resources, and presented by MHN, the City's Employee Assistance Program Provider.

**Waste Management Plans.** At the Planning and Building Department staff meeting on April 5, a staff member from the Public Works Department Environmental Programs presented the procedures and requirements for Waste Management Plans for construction projects. The Planning and Building Department staff's roles and responsibilities were discussed.

**AC Transit Hydrogen Fueling Station Dedication.** On April 10, the Planning and Building Director attended the official dedication ceremony for the new hydrogen fueling station at the AC Transit bus yard on 45th Street. The facility fuels zero-emission cars and buses, in part utilizing power derived from solar-powered, renewable energy. The project is an extension of AC Transit's hydrogen fuel cell demonstration program. A conditional use permit and design review were approved by the Planning Commission on January 22, 2009, a building permit was issued on January 22, 2010, and final inspection was approved on September 16, 2011. The facility has been in operation since then. Speakers at the dedication ceremony included Emeryville Mayor Jennifer West, AC Transit Director Greg Harper, AC Transit General Manager David Armijo, Congresswoman Barbara Lee, California Air Resources Board Chair Mary Nichols, Bay Area Air Quality Management District Executive Officer Jack Broadbent, Metropolitan Transportation Commission Executive Director Steve Heminger, Linde North America President Pat Murphy (manufacturers of the facility) and representatives of the U.S. Department of Energy and Federal Transit Administration.

**Farewell to Michael Guina.** Assistant City Attorney Michael Guina announced his resignation effective May 1. Michael has served the Planning and Building Department for many years, including staff support to the Planning Commission and General Plan and Zoning Update Steering Committee. He has reviewed all agendas and staff reports, provided legal advice at meetings, helped us on a number of projects, and has been a good friend. He will be missed. At the April 26 Planning Commission meeting, the Commissioners expressed appreciation for Michael's work and wished him well.

**Planning Intern.** Matt Piven, Planning Intern for the Zoning Ordinance Update, also announced his resignation effective May 1; staff is taking steps to hire a new intern to replace Matt.

## STATUS OF MAJOR DEVELOPMENT PROJECTS

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

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

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	22	24	24	19	22	12	12	11	14	20			180
Plumb., Elec., Mech.	36	34	30	35	39	22	23	21	29	35			304
Fire	11	11	15	18	11	9	5	5	8	7			100
<b>MON. TOTALS</b>	69	69	69	72	72	43	40	37	51	62	0	0	
												<b>FISCAL YEARLY TOTAL</b>	584
<b>VALUATION</b>													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800	\$8,100	\$375,777	\$389,208	\$18,271,408	\$227,639			\$21,196,202
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744	\$88,400	\$63,300	\$605,801	\$206,868			\$3,097,704
Commercial	\$4,522,431	\$10,152,502	\$2,866,838	\$1,811,783	\$5,441,422	\$886,688	\$1,488,289	\$2,031,022	\$1,556,321	\$1,230,860			\$31,988,156
<b>MON. TOTALS</b>	\$5,149,255	\$10,342,318	\$4,776,355	\$2,762,303	\$5,736,406	\$980,532	\$1,952,466	\$2,483,530	\$20,433,530	\$1,665,367	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$56,282,062
<b>FEEES COLLECTED</b>													
General Plan	\$26,571.44	\$52,661.05	\$22,599.21	\$13,842.32	\$31,118.03	\$6,814.84	\$8,401.40	\$11,932.06	\$102,062.79	\$8,643.23			\$284,646.37
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00	\$73.00	\$87.00	\$109.00	\$843.00	\$95.00			\$2,540.00
Technology Fee	\$5,321.31	\$10,525.22	\$4,527.36	\$2,765.91	\$6,223.60	\$1,362.98	\$1,680.28	\$2,386.41	\$20,412.56	\$1,728.66			\$56,934.29
Building Permit	\$36,998.20	\$39,227.25	\$34,926.46	\$62,256.89	\$45,790.62	\$10,768.36	\$13,483.27	\$18,110.47	\$158,918.25	\$13,736.72			\$434,216.49
Plan Review	\$28,258.90	\$36,848.23	\$292,298.10	\$12,359.86	\$111,736.22	\$11,512.27	\$4,794.29	\$25,879.99	\$19,944.31	\$59,900.37			\$603,532.54
Energy Review	\$2,188.93	\$4,352.88	\$53,309.76	\$1,301.40	\$24,088.74	\$821.33	\$393.86	\$2,341.57	\$951.27	\$347.64			\$90,097.38
Electrical Permit	\$8,151.96	\$8,325.37	\$4,785.81	\$14,675.81	\$9,568.09	\$2,859.28	\$2,630.60	\$3,237.24	\$31,475.15	\$2,292.56			\$88,001.87
Plumbing Permit	\$2,910.36	\$6,049.27	\$3,831.63	\$12,327.35	\$5,018.54	\$1,876.81	\$3,579.09	\$2,333.33	\$28,149.89	\$2,615.71			\$68,691.98
Mechanical Permit	\$9,527.79	\$5,478.37	\$3,622.04	\$10,155.86	\$3,226.64	\$1,501.13	\$1,669.52	\$2,004.50	\$26,394.11	\$1,409.27			\$64,989.23
S.M.I.P.	\$961.17	\$2,141.05	\$916.51	\$463.39	\$1,099.64	\$269.70	\$344.19	\$466.83	\$3,999.73	\$283.99			\$10,946.20
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95	\$133.67	\$181.11	\$1,641.96	\$122.38			\$4,327.06
Fire Dept. Fees	\$4,318.26	\$5,513.21	\$1,811.87	\$20,265.59	\$7,975.94	\$897.23	\$686.40	\$1,967.75	\$48,463.03	\$2,827.80			\$94,727.08
Sewer Connection	\$450.00	\$6,602.00	\$3.00	\$4,466.00	\$6,006.00	\$2,464.00	\$3,080.00	\$308.00	\$1,848.00	\$1,832.00			\$27,059.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00	\$1,521.24	\$0.00	\$0.00	\$0.00	\$0.00			\$3,831.24
Traffic Impact	\$0.00	\$19,241.93	\$7,715.22	\$819.00	\$3,987.54	\$66,136.14	\$0.00	\$0.00	\$742.11	\$15,290.71			\$113,932.65
School	\$0.00	\$0.00	\$1,747.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,123.70	\$2,678.04			\$153,548.92
Art Public Places	\$0.00	\$4,857.41	\$15,855.24	\$0.00	\$15,671.51	\$3,941.79	\$0.00	\$0.00	\$95,001.72	\$0.00			\$135,327.67
Other : (Fire Suppr)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,143.99	\$2,917.00			\$10,060.99
<b>MON. TOTALS</b>	\$126,313.24	\$202,664.20	\$450,723.59	\$156,486.30	\$272,239.10	\$112,926.05	\$40,963.57	\$71,258.26	\$697,115.57	\$116,721.08	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$2,247,410.96

**BUIDING DIVISION INSPECTION LOG FY 11/12**

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2011-2012												TOTAL	
				Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12		
AMBASSADOR (3 BUILDINGS)	\$18,239,155	15-Mar-12	1%										0	2			2
CITY OF EMERYVILLE POLICE ST.	\$2,788,000	30-Jun-10	100%	33	40	45	55	40	38	8	12	4	0				275
CSAA CLUB - 1900 Powell St. (SITE)	\$2,616,111	18-Aug-11	99%		15	150	22	5	31	3	6	8	14				254
EMERYVILLE MARINA-South Basin dock	\$2,225,280	11-Nov-09	98%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIQUID SUGAR BLD C/D(remedial)	\$1,475,729	16-Mar-10	100%	10	8	15	20	22	31	20	15	10	12				163
BRIDGECOURT APTS (BLD 1-2 remedial)	\$1,800,000	22-Oct-10	87%	30	37	35	29	24	45	28	19	10	18				275
OAK WALK - Mixed Use Project	\$17,514,105	31-Oct-07	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OCEAN AVENUE APTS	\$1,275,000	30-Jun-11	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PIXAR (PHASE II)	\$67,950,000	19-May-09	100%	4	6	0	0	0	0	0	0	0	0	0	0	0	10
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	87%	51	72	132	75	88	123	153	171	69	42				976
CITY INSPECTIONS	CONT.	CONT.	CONT.	269	228	250	164	167	239	200	384	231	208				2340
CODE ENFORCEMENT	CONT.	CONT.	CONT.	1	2	0	1	2	2	0	2	2	1				13
				398	408	627	366	348	509	412	609	334	297				4,298

## Planning and Building Department

Major Development Projects

April 2012

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Gateway @ Emeryville</b> NE Powell St. & Christie Ave.	Residential - 265 units; Retail 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
<b>Bay Street "Site A"</b> NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
<b>Hollis Street Pedestrian Bridge</b> Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session 4/26/12. IS/MND being prepared.						
<b>Wells Fargo Bank Branch</b> NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing tentatively 6/28/12 pending design of Shellmound left turn lane.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>City Storage</b> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. Appeal filed 11/14/11; withdrawn 11/22/11. PC approval is now final.						
<b>Emeryville Center for the Arts</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11.						
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 193 units	CC approved 10/19/10. Demo permit for existing buildings issued 4/27/12.						
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. Two year extension request scheduled for PC hearing 5/24/12.						
<b>EmeryStation West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved project on appeal on 2/16/10. CC approved 2-year extension request on 2/7/12.						
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Pak N Save Upgrade</b> 3889 San Pablo Ave.	New front façade, replace signs, landscaping	PC approved 5/26/11. Building permit application submitted 9/27/11.			PC - 5/26/11			
<b>Parkside Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permit applications submitted 9/19/11. Revised structural design submitted 4/12/12.			CC - 11/18/08			
<b>Ocean Lofts</b> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	CC approved extension of use permit 2/15/11. Building permit application filed 1/18/11.			CC - 4/17/07			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin.			PC - 8/27/09			
<b>Bakery Lofts Phase IV</b> 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			
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
<b>Panera Bread</b> SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	PC approved revised plans 10/27/11. Oakland issued building permit 2/14/12.			PC - 10/27/11			
<b>EmeryStation Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Shoring permit issued 1/21/11. Building permit issued 2/25/11.			CC - 5/19/09			
<b>Marina South Basin Improvements</b> 3310 Powell St.	Dock replacement and relocation of fuel system	PC approved CUP for master plan 12/11/03. Building permit issued 11/4/09.			PC - 12/11/03			
<b>Escuela Bilingüe</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Phase I TI building permit issued 7/8/11. Phase I TCO issued 9/1/11.			CC - 5/19/11			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
<b>Oak Walk Mixed Use Project</b> NE San Pablo Ave. & 40th St.	Residential/retail - 54 new units plus 5 existing houses	Final sign-off issued all 5 houses. TCO for 3 new buildings issued 2/12/10. Final CO issued 4/20/12.			CC - 2/7/06			
<b>Police Station Renovation</b> 2449 Powell St.	Modernize and upgrade existing PD headquarters.	Building permit issued 5/6/10. TCO issued 1/10/12; permit finalized 3/7/12. CO issued 4/27/12.			DPB - 7/9/09			
<b>PRC Medical Office</b> 1335 Stanford Avenue	Reuse existing 15,200 s.f. building for clinic.	Building permit issued 9/27/11. TCO issued 3/16/12; permit finalized 3/30/12. CO issued 4/6/12.			PC - 8/26/10			
<b>Bullseye Glass</b> 4514 Hollis Street	Reuse existing 11,627 s.f. building for artisanal glass	Building permit issued 1/6/12. CO issued 4/27/12.			PC - 5/26/11			

**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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>MIXED USE PROJECTS</b>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            59<sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> and Horton Streets (Heritage Square parking lot site)            UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Bay Street – Site A</b> 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
<b>Bay Street - Site B</b> Shellmound/Powell/railroad	Department store and public parking garage.	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.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805
<b>Marketplace Redevelopment</b> Phase I – 64 <sup>th</sup> and Christie Building, Southeast corner of 64 <sup>th</sup> Street and Christie Avenue FDP08-02	193 residential rental units in a five-story building.	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. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012.	Denise Pinkston TMG Partners (415) 772-5900

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<b>Marketplace Redevelopment</b> Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
<b>Oak Walk Mixed Use Project</b> 4002 San Pablo Avenue UP04-06	Residential/commercial mixed use development with 5,500 square feet of retail space, 59 residential condo- miniums 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.	Approved by Planning Commission on October 27, 2005. Appealed to City Council, which passed a motion on January 17, 2006 to approve the project, requiring the retention and rehabilitation of the existing houses. Revised resolution and conditions approved by the Council on February 7, 2006. Design of 41 <sup>st</sup> Street houses approved by Planning Commission on December 14, 2006. Building permit applications for renovation of five single family homes received on January 12, 2007. Building permit applications for three new mixed use buildings received on January 24, 2007. Planning Commission approved Vesting Tentative Map on April 26, 2007. Demolition permit issued on June 22, 2007 for eight structures and temporary relocation of five single-family homes from 41 <sup>st</sup> Street. Demolition of approved structures completed in August 2007 and began soil remediation. Existing houses temporarily relocated in preparation for grading and foundation work in September 2007. Existing 4-plex on 41 <sup>st</sup> Street relocated to new location at corner of Adeline & 40 <sup>th</sup> Street. Issued foundation only permits for 3 new buildings and 5 relocated houses on October 31, 2007. Issued superstructure permits for all 8 buildings on November 26, 2007. Final sign-off issued for 1081 41 <sup>st</sup> Street house on December 18, 2009. Final sign-off issued for four other relocated houses on January 14, 2010; TCO granted for 3 new buildings on February 12, 2010. Received building permit application for 7-Eleven tenant improvement on May 10, 2011. Approved building permit application for 7-Eleven on September 1, 2011; ready to issue. Issued building permit for 7-Eleven on October 11, 2011. Issued CO for 7-Eleven on January 20, 2012. Issued CO for entire project on April 20, 2012.	Stuart Gruendl BayRock Residential (510) 873-8880

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant has revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny's restaurant, 76 gas station, and Kinko's parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p><b>RESIDENTIAL AND LIVE- WORK PROJECTS</b></p>			
<p><b>Parkside (formerly Papermill) Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>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.</p>	<p>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. Received revised structural design on April 12, 2012.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see above). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Baker Metal Live-Work</b> 1265 65 <sup>th</sup> Street UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project being redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
<b>Bakery Lofts Phase IV</b> Southeast corner of 53 <sup>rd</sup> and Adeline Streets UP06-15	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.	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.	John Protopappas Madison Park Financial (510) 452-2944

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p><b>Krubiner Prefabricated House</b>                      5507 Beaudry Street                      UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules will be constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010; ready to issue. Issued building permit on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9. Temporary certificate of occupancy was issued on October 28, 2011.</p>	<p>Seth Krubiner                      (415) 602-3326</p>
<p><b>Ambassador Housing</b>                      36<sup>th</sup> &amp; 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 36<sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36<sup>th</sup> 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. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012.</p>	<p>Resources for Community Development                      Lihbin Shiao                      (510) 531-9911</p>

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<p><b>Ocean Lofts</b>            1258 Ocean Avenue            UP07-01, DR07-02, VAR07-01</p>	<p>Two new single-family homes on site of existing house. Demolition of existing house requires City Council approval of project following Planning Commission recommendation.</p>	<p>On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. 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. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011.</p>	
<p><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue            UP06-12 and DR06-19</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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<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>EmeryStation Greenway</b> 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issues Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in March 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Initial Study/Mitigated Negative Declaration being prepared. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Received building permit application on April 10, 2012 for restaurant tenant improvement, "The Bureau", on the 1 <sup>st</sup> floor.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Wells Fargo Bank Branch</b> 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. Design review application filed January 30, 2012. Public hearing tentatively scheduled for June 28, 2012, pending design of Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228

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<b>PRC Medical Group</b> 1335 Stanford Avenue UP10-04/DR10-14	Convert existing 15,200 square foot office building to medical clinic. Privately-owned parking spaces in City parking lot across Stanford Avenue being reconfigured into private parking lot as part of conversion of city parking lot into public park in conjunction with Parkside residential project.	Approved by Planning Commission on August 26, 2010, Building permit application submitted on June 9, 2011; issued on September 27, 2011. TCO granted March 16, 2012 and permit finalized on March 30, 2012. Granted final C.O. on April 6, 2012.	Mark Schlientz Kava Massih Architects (510) 644-1920
<b>OTHER</b>			
<b>Panera Bread</b> Southwest corner 40 <sup>th</sup> & Horton Sts. UPDR10-001	4,000 square foot restaurant pad in northeast corner of Target parking lot.	Planning Commission approved December 9, 2010. Building permit application under review by City of Oakland. Project underwent "value engineering" due to budget constraints. Revisions approved by Planning Commission on October 27, 2011. Plan check comments on new building permit plans issued to applicant and Oakland on November 22, 2011. Revised building plans received January 25, 2012. Building permit issued by Oakland on February 14, 2012.	Christopher Wadleigh (949) 702-0700
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> and Adeline Streets UPDR11-002	Reuse of existing "significant" brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. 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.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Hollis Street Pedestrian Bridge</b> Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964
<b>Police Station Renovation</b> 2449 Powell Street DR08-15	Modernization and upgrades to existing Emeryville Police Department headquarters building.	Design review application approved by staff on August 29, 2008. Building permit application received January 23, 2009. Revised design approved by Planning staff on July 9, 2009. Building permit issued May 6, 2010. TCO issued on January 10, 2012. Permit finalized on March 7, 2012. CO pending. Issued final C.O. on April 27, 2012.	Mauricio Moreno Don Dommer Associates (510) 655-7793

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Fire Station #2</b> 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request scheduled to be considered on May 24, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
<b>Emeryville Marina South Basin Improvement</b> 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
<b>Pak N Save Upgrade</b> 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District, with oversight by the Education and Youth Services Advisory Committee. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. Environmental review and planning approvals by Planning Commission and City Council anticipated in 2010. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Monthly community workshops ongoing. Planning Commission study session held April 26, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<b>Escuela Bilingüe</b> 4550 San Pablo Avenue UP10-007	Pre-K through 8 <sup>th</sup> grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Planning Commission study session on mid-block pedestrian path design scheduled for May 24, 2012.	John Horsh (510) 872-6182

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2012**

<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<b>Bullseye Glass</b> 4514 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. Issued Building permit for tenant improvements on January 6, 2012. Granted TCO on April 17, 2012 and final CO on April 27, 2012.	Mark Schlientz Kava Massih Architects (510) 644-1920
<b>Emeryville Center for the Arts</b> 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Pacific Center for the Photographic Arts, Emeryville Historical Society, and related uses.	City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011. Planning Commission approved project on September 22, 2011.	Sheila Bergman Executive Director (510) 601-0520
<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255