



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: June 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – MAY 2012**

HIGHLIGHTS OF THE MONTH

Following a four year hiatus, the residential development market is picking up. Groundbreaking ceremonies were held in May for the 69-unit Ambassador Housing Project (already under construction) and the 193-unit 64th and Christie Project (soon to be). The building permit for Ambassador was issued in March, and the building permit application for the foundation and garage portion of the 64th and Christie project was received on May 8. Also this month, the building permit for the 18-unit Bakery Lofts Phase IV project was issued on May 9. Construction plans for the 168-unit Parkside Apartment project are under review, with the building permits expected to be issued in June. When all of these permits are issued, there will be about 450 residential units under construction simultaneously, the most in many years.

May was Bike to Work Month and Thursday, May 10 was Bike to Work Day. The City of Emeryville participated in the “Team Bike Challenge”, a friendly competition of 245 Bay Area companies. The 19 riders of “Team Emeryville” logged 2,590 miles, placing 8th out of 64 medium sized Bay Area companies. More than half of those miles were logged by the five cyclists of the Planning and Building Department team “Plan It, Bike It, Do It!” On Bike to Work Day on May 10, a ride was held with four Councilmembers from City Hall to the “Energizer” station at 46th and Adeline Streets.

Another Bike to Work Month highlight was the City Council’s adoption of the new Pedestrian and Bicycle Plan on May 15, culminating over a year of hard work by the Pedestrian/ Bicycle Advisory Subcommittee, Project Manager, and Alta Planning + Design.

Emeryville’s “official” population, as of January 1, 2012, is 10,200 according to the most recent estimates released by the State Department of Finance on May 1. According to DOF, we now have 5,699 households and 6,652 housing units, of which 421 are single-unit detached homes and 5,043 are in buildings with five or more units.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

May 1, 2012

Sustainable Communities Strategy and Regional Housing Needs Allocation. The Council passed a resolution confirming their comments from the April 17 meeting 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. These comments were conveyed to the Association of Bay Area Governments and the Metropolitan Transportation Commission.

May 15, 2012

Pedestrian and Bicycle Plan. The City Council adopted the Pedestrian and Bicycle Plan, accepted the Pedestrian and Bicycle Plan Appendices, and approved a corresponding General Plan amendment. In doing so, they moved the bicycle boulevard between San Pablo Avenue and Adeline Street from 47th Street to 45th Street, after hearing testimony from several BPAC members and other public speakers.

Emeryville Child Development Center. The Council held a study session on an analysis report and recommendations for ECDC, as well as the Community Services Department's proposed Quality Improvement Plan. The Council endorsed the proposals.

Building Division Consultant Services. The Council reviewed the Request for Proposals process for consultant services that was recently conducted by the Building Division and approved the results, which concluded that the Division will continue to contract with West Coast Code Consultants (WC3).

Fire Services. The Council approved a contract with Alameda County to provide fire services, effective July 1. All the fire stations, equipment, and personnel will remain as-is, but it will now be operated by the County, with oversight from the City. The Deputy Fire Marshal's office will move to the Planning and Building Department, which will greatly enhance coordination and facilitate the building permit process.

Hydrogen Fuel Leak. The Council heard a report on the leak at the AC Transit hydrogen fueling station that occurred on May 4. This leak resulted in the evacuation of nearby properties, including Pixar, Emery Secondary School, and Emery Bay Village, and the closure of San Pablo Avenue between 40th and 53rd Streets for a couple of hours. The AC Transit General Manager told the Council that they are assessing the situation and deciding whether and when to reopen the fueling station. As predicted when AC presented this project to the Planning Commission, the hydrogen, which is lighter than air, burned off and went straight up to the sky, causing no injuries or damage to other property.

U.C. Berkeley Student Presentation. Members of a transportation planning class presented ideas about land use and transportation policies to reduce greenhouse gas emissions in accordance with SB 375, including increasing density in the General Plan-designated Major Transit Hubs, which are a quarter-mile radius around the 40th/San Pablo bus hub and the Amtrak station.

May 21-23, 2012

Budget Hearings. The Council heard budget presentations from each department as well as public testimony and then deliberated on priorities for proposed program additions. With the demise of redevelopment, the emphasis is now less on the City's transformation from an industrial hub, and more on quality of life issues. The Council will have further discussion on the budget at their June 5 meeting and is expected to adopt it at their June 19 meeting.

PLANNING COMMISSION

The Planning Commission considered the following items at its May 24 meeting:

Mid-Block Pedestrian Path at Escuela Bilingüe Internacional. The Commission held a study session to consider the design of a mid-block pedestrian path connecting 45th Street and 47th Street along the eastern property line of Escuela Bilingüe Internacional (EBI) school. On May 19, 2011 the City Council approved a Conditional Use Permit to establish EBI in an existing 28,000 square foot building located at 4550 San Pablo Avenue. Design and construction of this mid-block pedestrian path was one of the conditions of approval. Three community members spoke regarding the need for gates at either end of the path for security concerns. The Commission concurred that given the security issues in the area gates would be appropriate. It was suggested that the gates be mechanically operated and be wide so that during day time it would be inviting for community members to use it. A couple of Commissioners also suggested that the curves be removed from the walkway design so that pedestrians would have a straighter path. It was clarified that, if gates are installed, EBI would be responsible for opening and closing them, which could be problematic on weekends and early evenings when the school is not in session.

Hot Italian Signs. The Planning Commission approved new signs for Hot Italian at the Public Market. The painted wall sign, already installed, will have lights installed above it rather than below, and the blade sign will feature a bicycle.

ZONING UPDATE STEERING COMMITTEE

The regular meeting of Zoning Update Steering Committee scheduled for May 22 was preempted by a City Council budget workshop. The Steering Committee's next meeting has been rescheduled for Monday, June 11.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its May 9 meeting, the committee voted unanimously to support the Transportation Committee in making consistent "No Overnight Truck Parking" signs in the Park Avenue District

and specifying times and truck sizes. They also heard updates on various projects affecting the district.

TRANSPORTATION COMMITTEE

At its May 22 meeting, the Committee recommended creating a no parking/tow away zone in the publicly controlled parking lots of the Marina, and recommended limiting daytime parking to four hours. The Committee also recommended approval of two recommendations from the BPAC: 1) adopting an Anti-Harassment of Bicyclists Law, with amended text, and 2) installing three FixIt stations on Frontage Road, Doyle Street, and Park Avenue in front of City Hall, and appropriating \$6,500 of Measure B funds to pay for the pilot project.

PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its May 7 meeting, the Pedestrian/Bicycle Advisory Subcommittee discussed Bike to Work Day planning and the Berkeley Anti-Harassment law it was recommending to Council. The Committee recommended the appropriation of \$6,500 for three pilot FixIt stations around town, and heard an update on the Pedestrian and Bicycle Plan approval schedule. An Alternative Fine Program item was continued to the June 4 meeting.

COMMUNITY EVENTS COMMITTEE

At its May 2 meeting, the Community Events Committee approved two weddings at the marina, on September 15 and 22; two block parties on 47th street, on May 18 and June 23; and a birthday party at Doyle Hollis Park on May 26. It also denied a permit for a Tutorpedia Graduation event at Doyle Hollis Park on May 20.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on May 16 with representatives from the Planning and Building, Public Works, Economic Development and Housing, and Police departments discussing the following topic:

Significant Buildings. The committee discussed buildings that were on the line between significant and not significant, and commented on whether each should be considered significant or not. The committee recommended putting the new map and list of significant buildings in the Significant Buildings Ordinance, and removing the criteria from the Ordinance, but listing them in the staff report. Staff plans to bring the proposed ordinance changes, including the new map and list, back to the committee in July, and to the Planning Commission in September and the City Council in October.

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 47th 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. 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. Staff attended the ninth community workshop on Saturday, May 12 held at Anna Yates school. The next meeting is scheduled for 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 and is working on the scope of the traffic study with staff from the school district and the environmental and traffic consultants.

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. A meeting to discuss this was held with the property owner on May 3. Staff is currently working on finalizing a contract with Fehr and Peers to study the left turn lane. After this is designed and analyzed, a Planning Commission public hearing will be scheduled.

Ambassador Housing Project. This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued on March 15, and the project is under construction. Staff attended the groundbreaking ceremony on May 18, and met with neighboring residents May 25 to clarify height, fire safety, and public improvement elements of the project. In addition, at the neighbors' request, staff is currently working with the architect to consider a taller fence along the project's eastern property line bordering the neighbors' properties.

Parkside Apartments (formerly "Papermill"), 5780 Hollis Street. This 168-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. New structural plans were received on April 12 and comments were provided to the applicant on April 30.

Revised drawings in response to these comments were received on May 21 and are currently under review.

64th and Christie Residential Building. The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A Development Agreement and a concurrent minor modification to the PUD conditions of approval were approved by the City Council on February 1, 2011. 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. A demolition permit for the existing buildings on the site was issued on April 27, and a building permit application for the foundation and garage portion of the project was submitted on May 7. Staff attended a groundbreaking ceremony on May 11.

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. In May, the Planning Commission approved new signage for Hot Italian (see above) and staff approved minor design review applications for two bus stops, a new car port with rooftop solar panels, and new landscaping in front of the Emery Bay movie theater (see below). 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. The groundbreaking ceremony for the 64th and Christie project held on May 11 (see above) also included a tour of the Public Market “green living room” and adjacent Urban Outfitter space, followed by a gathering at Hot Italian.

EmeryStation Greenway. This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59th Streets that was approved by the City Council in May 2009 is now under construction. 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 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62nd and Horton Streets, was approved by the City Council on February 16, 2010. 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 (ERN) with Madison Marquette to develop a plan for "Site B" and the unbuilt portion of "Site A"; the ERN now expires in September 2012. 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. In May, they submitted a preliminary site plan for two retail stores, which staff met internally to discuss on May 31; comments are being prepared.

City Storage. This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40th and Adeline Streets to 57,600 square feet of self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Planning Commission approved the project on October 27. It was appealed by a neighbor on November 14, but the appeal was withdrawn on November 22 after the neighbor reached an agreement with the applicant on her issues, so the Planning Commission's approval is now final. Since about 20% of the property is in Oakland, staff 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. This 18-unit apartment building and café on Adeline Street at 47th Street was approved by the Planning Commission on September 27, 2007. After several extensions of the planning approvals, the building permit application was received on April 4, 2011, was approved on August 26, 2011, and was issued on May 9, 2012 when fees were paid.

Panera Bread. This proposal for a 4,000 square foot restaurant with outdoor seating at the southwest corner of Horton and 40th 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 on the building plans in early February and the building permit was issued by Oakland on February 14. The project is under construction and nearing completion.

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. The Planning and Building Divisions approved it in April, and it will be issued when all departments have signed off and fees have been paid.

Amyris Pilot Plant. The application for an administrative amendment to the use permit to add a vessel has been withdrawn. The new vessel would have added 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. Staff met internally on May 31 to review a preliminary site plan for the proposed project.

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.

Fire Station #2. At its May 24 meeting, the Planning Commission had been scheduled to consider an extension for a Design Review application to rebuild the City of Emeryville's Fire Station 2, located at 6303 Hollis Street, originally approved on June 24, 2010. However, because the applicant, the Public Works Department, was not available to attend the May 24 meeting, the item was continued to the Commission's June 28 meeting. The proposed building will be a total of 12,930 square feet. The first floor will include a public lobby, classroom, offices and a day room, as well as three apparatus bays. The second floor will consist of bunk rooms and a workout space. Four street trees will be removed as part of the project: two on Hollis Street and two on 63rd Street.

Escuela Bilingüe Internacional Mid-Block Pedestrian Path. As noted above, the Planning Commission held a study session on May 24 to discuss the design of the proposed pedestrian path between 45th and 47th Streets along the eastern property line of the school property. Staff has held several meetings recently with Escuela Bilingüe concerning their plans for expansion of the school. Approval of the path design is a prerequisite to future site planning.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Recreation Center Replacement, 4300 San Pablo Avenue. A minor design review permit to replace the portable units of the Recreation Center was approved on May 21.

Klinknerve Improvements, 6315 Doyle Street. This is a design review application for improvements to an existing industrial building. Small changes to the building exterior include new landscaping, three new parking spaces, new windows, the removal of a loading dock and doors, and new paint. The application was approved on May 23.

Pixar Seagulls, 1200 Park Avenue. A minor design review permit to install two steel and fiberglass seagulls on the east and west sides of the new Pixar building at the corner of Park and Hollis Streets was approved on May 31. The seagulls are characters from the Pixar movie *Finding Nemo*.

Public Market Bus Stops, 6001 Shellmound Street. A minor design review permit to install two replacement bus stops on Shellmound Street in front of the Public Market parking lot entrances, a new car port with rooftop solar panels, and new landscaping in front of the Emery Bay movie theater was approved on May 31.

ADVANCED PLANNING PROJECTS

General Plan. As noted above, on May 15, the City Council approved a General Plan amendment involving refinements to the circulation diagrams to insure their consistency with the new Pedestrian and Bicycle Plan.

Zoning Update. Work continues on drafting sections of the new zoning regulations. In May staff continued work on the following regulations:

- Development bonuses for public benefits
- Parking and loading
- Modifications to the Affordable Housing Set Aside Programs to comply with recent court cases
- Density bonuses for affordable housing to comply with state law
- Performance standards
- Telecommunications facilities
- Landscaping and screening
- Open space requirements for non-residential development

The Zoning Update Steering Committee will be meeting on Tuesday, June 11 to review several of these key issues. Staff plans to bring the entire code back to the committee in the ensuing months, hold a community workshop later in the summer, and have study sessions and adoption hearings before the Planning Commission and City Council in the fall.

Pedestrian and Bicycle Plan. As noted above, the City Council adopted the new Pedestrian and Bicycle Plan, accepted the appendices, and approved a corresponding General Plan amendment on May 15. Staff and consultants are now working on finalizing the plan and the General Plan amendment by incorporating a modification made by the City Council to move the bicycle boulevard east of San Pablo Avenue from 47th Street to 45th Street.

Sustainable Transportation Plan. Staff completed the City Council's edits to the plan, added copy prices to the Master Fee Schedule, and began preparing a distribution list. Staff compiled contract amendments, resolutions and invoices for the County audit of Redevelopment Agency obligations.

Traffic Facilities Impact Fee Update. Now that the Sustainable Transportation Plan and the Pedestrian and Bicycle Plan have been adopted, 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, and the contract was signed in May. The study will be underway soon, and preliminary results are expected in mid-June. As a result, the scheduled Planning Commission and City Council study sessions on the Traffic Facilities Impact Fee 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 64th 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 has held individual meetings with them. Staff attended a community meeting on May 31 at the Hyatt House Hotel. Councilmember Davis along with seven community members were present. The Guidelines will be considered by the Planning Commission at their June 28 meeting followed by City Council consideration of adoption on July 17. 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.

Eastshore State Park. East Bay Regional Park District staff is awaiting City Attorney review of a draft agreement for Emeryville to manage the design of the Powell Street Frontage/Upland Area, before reviewing a draft Request for Proposals for a design team prepared by our Planning staff.

Sustainable Communities Strategy. As noted above, following the May 1 City Council meeting, the Council's comments on the draft preferred scenario were transmitted to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). On May 17 ABAG and MTC approved the One Bay Area Grant program and a land use scenario and transportation investment strategy for Plan Bay Area. ABAG also approved a draft Regional Housing Needs Allocation (RHNA) methodology.

Countywide Transportation Plan and Measure B. At its last meeting on May 10, the Countywide Technical Advisory Working Group discussed the final Countywide Transportation Plan and Measure B Transportation Expenditure Plan.

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. This group did not meet in May. The next meeting will be on June 5.

Significant Buildings. As noted above, the Development Coordinating Committee discussed this ordinance, map and list of structures on May 16. Following further future review by the DCC, the map and list of buildings are tentatively planned for Planning Commission consideration in September and City Council consideration in October.

Park Avenue District Advisory Committee. Staff did field work on parking signs in the district, in preparation for the committee's discussion of truck parking at its May 9 meeting, described above.

Housing Element Survey. At ABAG staff's request, staff gathered input from General Plan and Housing staff and conveyed comments to ABAG for its meeting with the State Housing and Community Development Department regarding ways to improve the Housing Element process.

Information for Local Area Formation Commission. Staff prepared a list of vacant parcels and their area and land use for the Alameda County Local Area Formation Commission (LAFCO).

Street Trees Study Session. Staff has been working with the City Arborist to examine the policies and regulations concerning City trees. A presentation is scheduled for a study session at the City Council's July 17 meeting.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the eleventh month of fiscal year 2011-2012 for building permit and inspection activity. The month of May continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the majority of fiscal years 2009-2010 and 2010-2011. For May a total of 50 permits have been issued, based on a total valuation of almost \$4.9 million and generating \$514,000 in fees. During the same period, 243 inspections have been conducted. Field inspection totals of 84 (34%) were related to major projects and 159 (66%) 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 continues construction this month with foundation inspections expected to occur during the month of June. Building permits for the Parkside (formerly "Papermill") residential/live-work project are expected to be issued in June. The building permits for the Bakery Lofts IV and Ocean Avenue Townhomes have been approved and construction is anticipated in the near future. A temporary certificate of occupancy was issued for the Marriott lobby and kitchen areas at 5555 Shellmound Street.

The EmeryStation Greenway project is almost completed 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 65th (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 years 2012-2014 including City Storage, Emery Station West/Transit Center; Pak N Save Upgrade; Baker Metal Live-Work; 39th and Adeline Project; Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings; Marketplace

Redevelopment Phase 1 (64th 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 May the Director of Planning and Building received one questionnaire indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

Pre-Submittal Meetings

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

- **HSP Greenway** – 1301 59th Street; soil remediation and shoring.
- **Sprint** – 1255 Powell Street; tenant improvements.
- **CSAA** – 1900 Powell Street; structural changes.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units, foundation.
- **Emeryville Marina** – 3310 Powell Street; resurfacing wood decks.
- **Novartis** – 5400 Hollis Street; tenant improvements, HVAC replacement.
- **Giampolini** – 1482 67th Street; tenant improvements.
- **Emeryville Recreation Center** – 4300 San Pablo Avenue; relocation/placement of commercial coaches.
- **Apple** – 5652-B Bay Street; tenant improvements.
- **Apple** – 5656 Bay Street; tenant improvements.
- **Bayer CMF** – 1403 Stanford Avenue; demolition.
- **Bridgewater Apartments** – 6400 Christie Avenue; waterproofing.
- **Escuela Bilingüe** – 4550 San Pablo Avenue; tenant improvements.
- **Head over Heels** – 4701 Doyle Street, Building F; accessibility, restroom upgrades.
- **Parkside** – 5710 Hollis Street; structural revisions.
- **Novartis Building T** – 1400 53rd Street; fire alarm system, phase I.
- **1350 Park Avenue** – Private sewer lateral replacement.
- **1260 64th Street** – Private sewer lateral replacement.
- **5555 Shellmound Street** – Private sewer lateral replacement.

- **1260 63rd Street** – Private sewer lateral replacement.
- **4245 Halleck Street** – Private sewer lateral replacement.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; 18 residential units.
- **Bank of America** – 4120 San Pablo Avenue; reroof.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **Children’s Hospital of Oakland** – 1400 65th Street; electrical.
- **IKEA** – 4400 Shellmound Street; alteration of showroom, walls, doors.
- **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.

Pre-Construction Meeting

HSP Remediation and Grading Project. A preconstruction/grading meeting was held and attended by the applicant’s representative and general contractor, the City’s consultant, Harris and Associates representative, Public Works Director and Chief Building Official. Topics of discussion included job scope, oversight activities, work execution, project schedule, management of the site including dust control, permitted construction work hours, inspections, excavation parameters, sampling process and procedures, and the City’s expectations of the excavation contractor to adhere to approved specifications.

Construction Meetings

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

- **Public Market** – 5959 Shellmound Street; storefront and site 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** – 36th 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 and deck replacement.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Ambassador Housing** – 36th and Peralta Streets; grading, foundation, shoring.

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 May:

- **Marriott Hotel** - 5555 Shellmound Street, lobby and kitchen areas (TCO)
- **Golden Gate Lock and Key** - 1025 West MacArthur Boulevard/3706 San Pablo Avenue, demolition (final)
- 7 sub permit types (final)

Fast Track Plan Check

The Building Division continues to provide “fast track” plan check for small projects, which receive comments and permits over the counter from our Building Permit Technician/Plan Checker, and to provide expeditious turn-around of plan check comments for larger projects through our consulting firm, WC³. In May, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 7 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 23 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 202 counter contacts and 162 telephone queries in May.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for May. 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 243 inspections in May. Requests for this month average 122 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 6 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

Bay Area Planning Directors Association. On May 11, the Planning and Building Director and General Plan Update Project Manager attended a BAPDA meeting on “Housing Everyone in the 21st Century” at Preservation Park in Oakland. The program included a presentation on key findings of “The New California Dream” by Kate White of the San Francisco Foundation Great Communities Collaborative, and panel discussions on housing developer projects and perspectives and local government strategies. The session concluded with a presentation on Redevelopment Alternatives by Barbara Kautz of Goldfarb & Lipman, and Claudio Cappio, Executive Director of the California Housing Finance Authority (and former Emeryville Planning and Building Director).

American Planning Association California Chapter Northern Section Awards. The Planning and Building Director served as a juror for this year’s planning awards presented by the APA Northern California Section, and attended the awards banquet at the Parc 55 Hotel in San Francisco on May 11. Awards that he presented included the “Innovation in Green Community Planning” Award of Merit to the Concord Naval Weapons Station Reuse Project, the “Innovation in Green Community Planning” Award to the Treasure Island and Yerba Buena Island Design for Development, and the “Comprehensive Planning, Small Jurisdiction” Award to the Redwood City General Plan. Having previously received APA awards for the Stormwater Guidelines for Green, Dense Redevelopment; the Park Avenue District Plan; and the Emeryville General Plan, this was a good opportunity to reciprocate by recognizing the outstanding planning achievements of other jurisdictions.

Transportation Choices Summit. Senior Planner, Miroo Desai attended a conference held on May 1 and 2 in Sacramento organized by TransForm, an Oakland non-profit group that works on transportation issues. The conference included a series of panels on development in funding opportunities to expand public transportation and improve biking and walking safety; bringing more affordable homes to transit rich areas; and communicating health and economic benefits of transportation choices. State Senator Mark DeSaulnier gave the keynote address.

West Oakland Specific Plan Community Workshop #4. On Saturday, May 5, Assistant Planner Arly Cassidy attended this workshop and update on the progress of the West Oakland Specific Plan, a strategy for revitalizing the West Oakland community. The Plan includes consideration of a

new street car route which could continue on into Emeryville. Thus far, the Plan has focused on revitalization of the area through redevelopment of key industrial sites into higher uses, such as biotech industry and wholesalers, while maintaining the current resident base.

Bike to Work Day and Month. May was Bike to Work Month, and Thursday, May 10 was Bike to Work Day. Once again, the City of Emeryville participated in the “Team Bike Challenge”, a friendly competition of 245 companies and 665 teams in the Bay Area to see who can log the most biking miles. The City of Emeryville “company” included four teams with a total of 19 riders. Collectively, we logged 844 trips totaling 2,590 miles, which placed us 8th out of 64 medium sized Bay Area companies, and 37th out of all 245 Bay Area companies. The five participants from the Planning and Building Department comprised team “Plan It, Bike It, Do It!” and logged a total of 1,328 miles (over half of the total miles of all four Emeryville teams), placing us at number 78 of the 665 Bay Area teams. Thanks to Assistant Planner Arly Cassidy, who organized the City’s participation in the Team Bike Challenge, and to Building Permit Technician/Plan Checker Courtney Barrett, who was the leader of team “Plan It, Bike It, Do It!”

On Bike to Work Day on May 10, Assistant Planner Arly Cassidy led a ride including four Councilmembers from City Hall to the “Energizer” station at 46th and Adeline Streets. Mayor West, Councilmember Asher, and Councilmembers Atkin pedaled their bikes, the first two accompanied by their children, and Councilmember Davis rode in a pedicab powered by Arly Cassidy. A fun time was had by all.

Alameda County Fire Marshal Services. As part of the transition of the Emeryville Fire Department to Alameda County, the Deputy Fire Marshal will be supervised by the Alameda County Fire Marshal, Bonnie Terra, effective July 1. On May 29, the Planning and Building Director and Chief Building Official met with Ms. Terra and Deputy Fire Marshal George Warren to discuss the logistics of this new organizational structure. Under the County’s purview, we expect to receive enhanced Fire Marshal services, including back-up for plan checking, inspections, and certificate of occupancy sign-off when the Deputy Fire Marshal is on vacation. Also, as of July 1, the Deputy Fire Marshal’s desk will be moved to the Planning and Building Department’s offices, which will greatly enhance coordination.

East Bay Green Corridor Solar Panel Initiative. On May 22, Planning and Building staff met with the Economic Development and Housing Director for a briefing on the efforts of the East Bay Green Corridor to develop a standardized permitting process for small solar panel installations. Our Building Division consultant, Giyan Senaratne of West Coast Code Consultants (WC³), is representing the City in this effort and has developed a simple standardized structural solution for solar panels that has been accepted by the other cities in the group.

“Code Red” Notification System. On May 24, the Planning and Building Director attended a presentation with other department heads on the “Code Red” notification system, which can send automatic telephone messages about emergencies, community events, and meetings to all telephones within prescribed geographical areas. It also has the capability to do email notifications for those who have requested the service and provided their email addresses. The City is considering this or a similar system to enhance our notification capabilities.

Emeryville's "Official" Population. On May 1, 2012, the Demographic Research Unit of the State Department of Finance released its official estimates of the population of California's cities and counties. These estimates are as of January 1, 2012. According to DOF, our population is **10,200**.

As they typically do, DOF has also adjusted their 2011 estimates. Originally, our 2011 population was estimated by DOF at 10,125, and that figure has now been adjusted down to 10,110. Here is a comparison of the 2011 DOF estimates (original and adjusted) and the 2012 DOF estimate:

	Original DOF 2011 <u>Estimate</u>	Revised DOF 2011 <u>Estimate</u>	DOF 2012 <u>Estimate</u>
Date	1/1/2011	1/1/2011	1/1/2012
Total Population	10,125	10,110	10,200
Total Housing Units	6,646	6,646	6,652
Total Households	5,693	5,694	5,699
Persons per Household	1.766	1.763	1.777
Vacant Units	953	952	953
Vacancy Rate	14.34%	14.32%	14.33%

According to these estimates, Emeryville gained 6 units and 5 households last year. These were at Magnolia Terrace at 40th and Adeline Streets (5 units) and the Krubiner Prefabricated House at 5507 Beaudry Street (assumed to be vacant as of January 1). DOF has also adjusted our average household size up slightly. All of these things result in an increase of 90 people over last year's adjusted estimate.

The 2012 estimates are more detailed than last year's, giving the total number of dwelling units in various size buildings as well as group quarters population (at Bay Bridge Apartments on 36th Street and AgeSong on 40th Street) and other data. Here is the breakdown (the "mobile homes" are presumably live-aboard boats at the marina):

Population	
Total	10,200
Household	10,127
Group Quarters	73
Housing Units	
Total	6,652
Single Detached	421
Single Attached	401
Two to Four	751
Five Plus	5,043
Mobile Homes	36
Occupied	5,699
Vacancy Rate	14.33%
Persons per Household	1.777

The high vacancy rate is a reflection of the data from the 2010 Census. That was a fluke that was attributable to the fact that several new projects were not yet fully occupied and others were undergoing major remodeling or construction defect repair when the Census was taken in April 2010. If we assume that Emeryville's actual vacancy rate is closer to the Bay Area average of 6.38%, then our total population would be more like 11,140, assuming the same total number of housing units and the same average household size. Hopefully DOF will correct this in future years.

Due to the small number of new housing units last year, Emeryville was not in the top 10 fastest growing cities in the Bay Area or state in 2011, as it has been almost every other year in recent memory. Our growth rate was only 0.89%, which put us at number 37 of 100 Bay Area cities (even Piedmont beat us out, with a growth rate of 0.91%, putting them at number 36!), and number 134 out of 481 cities in California.

Leadership East Bay. Senior Planner, Miroo Desai attended the final of the eight one-day lecture series of the Leadership East Bay program. The lecture series on May 11 was on Economic Development and was held at Doubletree Hotel in Berkeley. Ms. Desai graduated from the Leadership East Bay 2012 program at a ceremony held on May 16.

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 May 23 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Geographic Information System. On May 10, the City's IT Manager met with the directors of the Planning and Building, Public Works, and Economic Development and Housing departments to discuss GIS needs and requests.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over a year, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on May 9 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Planning project attachments have been optimized back into 2003. Staff and interns met with IT staff regarding GIS file structure and work flow. Following a demonstration and evaluation, staff has decided to add the "CodeTRAK" module to our TRAKiT software. This will allow us to track code enforcement cases as easily as we can now track building and planning permits. We have received a cost estimate from CRW and identified funding; a contract will be prepared in the near future for City Council approval. Like the rest of the TRAKiT system, this new module will be funded by the Technology Fee, a 0.1% surcharge on building permits.

Planning Interns. Planning Interns Matt Piven and Andy DiGirolamo both resigned in May to take other positions. Jeff Ballantine, who previously wrote a new zoning ordinance for the City of Willits and has a Master of City and Regional Planning degree from Cal Poly San Luis Obispo, was

hired to replace Matt as the Zoning Ordinance Update Intern; he began work on May 17. Diane Dohm, who has a Master's degree in planning from the University of Texas, Austin, and interned for the City of Austin, was hired to replace Andy; she started on May 21.

STATUS OF MAJOR DEVELOPMENT PROJECTS

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

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

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
PERMITS ISSUED													
Building Permits	22	24	24	19	22	12	12	11	14	20	17		197
Plumb., Elec., Mech.	36	34	30	35	39	22	23	21	29	35	30		334
Fire	11	11	15	18	11	9	5	5	8	7	3		103
MON. TOTALS	69	69	69	72	72	43	40	37	51	62	50		
FISCAL YEARLY TOTAL												634	
VALUATION													
Residential	\$84,810	\$27,750	\$1,634,560	\$82,150	\$94,800	\$8,100	\$375,777	\$389,208	\$18,271,408	\$227,639	\$3,175,101		\$24,371,303
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744	\$88,400	\$63,300	\$605,801	\$206,868	\$202,895		\$3,300,599
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	\$1,489,948		\$33,478,104
MON. TOTALS	\$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	\$4,867,944		
FISCAL YEARLY TOTAL												\$61,150,006	
FEEES COLLECTED													
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	\$25,023.38		\$309,669.75
Building Standards Admin.	\$250.00	\$458.00	\$212.00	\$139.00	\$274.00	\$73.00	\$87.00	\$109.00	\$843.00	\$95.00	\$224.00		\$2,764.00
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	\$5,004.68		\$61,938.97
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	\$43,618.63		\$477,835.12
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	\$274,617.93		\$878,150.47
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	\$50,774.62		\$140,872.00
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	\$8,940.20		\$96,942.07
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	\$6,616.27		\$75,308.25
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	\$5,199.15		\$70,188.38
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	\$649.64		\$11,595.84
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95	\$133.67	\$181.11	\$1,641.96	\$122.38	\$428.80		\$4,755.86
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	\$10,528.94		\$105,256.02
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	\$13,572.00		\$40,631.00
Bay-Shell	\$0.00	\$0.00	\$2,310.00	\$0.00	\$0.00	\$1,521.24	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00		\$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	\$66,103.00		\$219,651.92
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	\$0.00		\$135,327.67
Other : (PSL, AMMR)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,143.99	\$2,917.00	\$2,574.00		\$12,634.99
MON. TOTALS	\$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	\$513,875.24	\$0.00	
FISCAL YEARLY TOTAL												\$2,761,286.20	

BUILDING 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	0										0	2	20		22
CITY OF EMERYVILLE POLICE ST.	\$2,788,000	30-Jun-10	100%	33	40	45	55	40	38	8	12	4	0	0			275
CSAA CLUB - 1900 Powell St. (SITE)	\$2,616,111	18-Aug-11	99%		15	150	22	5	31	3	6	8	14	23			277
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	10			173
BRIDGECOURT APTS (BLD 1-2 remedial)	\$1,800,000	22-Oct-10	87%	30	37	35	29	24	45	28	19	10	18	0			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			10
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	87%	51	72	132	75	88	123	153	171	69	42	31			1007
CITY INSPECTIONS	CONT.	CONT.	CONT.	269	228	250	164	167	239	200	384	231	208	159			2499
CODE ENFORCEMENT	CONT.	CONT.	CONT.	1	2	0	1	2	2	0	2	2	1	0			13
				398	408	627	366	348	509	412	609	334	297	243			4,541

Planning and Building Department
Major Development Projects
May 2012

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Hollis Street Pedestrian Bridge 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.						
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session 4/26/12. IS/MND being prepared.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing tentatively 7/26/12 pending design of Shellmound left turn lane.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. Appeal filed 11/14/11; withdrawn 11/22/11. PC approval is now final.						
Emeryville Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11.						
Fire Station #2 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 6/28/12.						
EmeryStation West @ Transit Ctr 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.						
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved 2-year extension on 11/2/10 with proviso that 20 studios be converted to 1-bedroom.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	PC approved 5/26/11. Building permit application submitted 9/27/11.			PC - 5/26/11			
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	Demo permit issued 4/27/12. Building permit app. for foundation and garage received 5/8/12.			CC - 10/19/10			
Parkside Project 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			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	CC approved extension of use permit 2/15/11. Building permit application filed 1/18/11.			CC - 4/17/07			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin.			PC - 8/27/09			
Ambassador Housing 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			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit approved 8/26/11 and issued 5/9/12 when fees were paid.			CC - 11/20/07			
Panera Bread 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			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Shoring permit issued 1/21/11. Building permit issued 2/25/11.			CC - 5/19/09			
Marina South Basin Improvements 3310 Powell St.	Dock replacement and relocation of fuel system	PC approved CUP for master plan 12/11/03. Building permit issued 11/4/09.			PC - 12/11/03			
Escuela Bilingüe 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Phase 1 TCO issued 9/1/11. Phase 1.5 building permit application received 5/21/12			CC - 5/19/11			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			

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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MIXED USE PROJECTS			
EmeryStation West @ Emeryville Transit Center 59 th and Horton Streets (“Mound” site north of Amtrak Station), and 62 nd and Horton Streets (Heritage Square parking lot site) UP09-03	Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.	Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012.	Geoffrey Sears Wareham Development (415) 457-4964
Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2	Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.	Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010.	Eric Hohmann, Project Manager Madison Marquette (415) 277-6805

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<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Site plan being developed.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Agency approved two-year extension of Exclusive Right to Negotiate on December 7, 2010, until September 2012.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

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<p>Gateway @ Emeryville 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 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>RESIDENTIAL AND LIVE- WORK PROJECTS</p>			
<p>Parkside (formerly Papermill) Project 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 redesigned based on feedback from Council. 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>
<p>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). 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.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>

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Baker Metal Live-Work 1265 65 th Street UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project 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
Bakery Lofts Phase IV Southeast corner of 53 rd 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". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.	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 approved 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 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. Issued Building Permit on May 9, 2012 when fees paid.	John Protopappas Madison Park Financial (510) 452-2944
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued 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, 2011. Temporary certificate of occupancy was issued on October 28, 2011.	Seth Krubiner (415) 602-3326

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<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting held September 10, 2009. 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 building permit 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>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 110-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single-family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. 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.	
OFFICE/HIGH TECH PROJECTS			
Wells Fargo Bank Branch Northwest corner of Shellmound Street and Christie Avenue DR11-024	New 4,995 square foot bank branch office.	Planning Commission study session held October 27, 2011. Design review application filed January 30, 2012. Public hearing tentatively scheduled for July 26, 2012, pending design of Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228

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EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued 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 on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. 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 st floor.	
OTHER			
Panera Bread Southwest corner 40 th & Horton Sts. UPDR10-001	4,000 square foot restaurant pad in northeast corner of Target parking lot.	Planning Commission approved December 9, 2010. 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
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; 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

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Hollis Street Pedestrian Bridge 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
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request scheduled to be considered on June 28, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
Emeryville Marina South Basin Improvement 3310 Powell Street UP03-07, DR03-14	Dock replacement and relocation of fuel system.	Use permit for Marina Master Plan approved by Planning Commission on December 11, 2003. Building permit application received May 5, 2009. Building permit issued November 4, 2009.	Don Gussler Harbor Master (510) 654-3716
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011.	Jason Gomes Safeway, Inc. (925) 467-3000
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District. 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. 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
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255

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<p>Escuela Bilingüe 4550 San Pablo Avenue UP10-007</p>	<p>Pre-K through 8th grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>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 held May 24, 2012. On May 21, 2012, received building permit application for Phase 1.5.</p>	<p>John Horsh (510) 872-6182</p>
<p>Emeryville Center for the Arts 4060 Hollis Street DR07-05</p>	<p>Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Emeryville Historical Society, and related uses.</p>	<p>City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011. Planning Commission approved project on September 22, 2011.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>