



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: July 1, 2012

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – JUNE 2012**

HIGHLIGHTS OF THE MONTH

The Planning Commission approved the Shellmound Design Guidelines, new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street and an amendment to the Emeryville Design Guidelines to allow these guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two. The City Council is expected to consider adoption of these new guidelines in August.

At its June 11 meeting, the Zoning Update Steering Committee reviewed and approved new zoning ordinance sections on several key issues. The Steering Committee is expected to complete its review of the entire code by August, to be followed by a community meeting in September, a joint study session of the Planning Commission and City Council on October 23, and adoption hearings by the Commission and Council in the ensuing months.

A grand opening ceremony celebrating the near-completion of the building shell of the Emery Station Greenway laboratory building, and opening of the adjacent plaza, was held on June 19.

On June 26 the new Panera Bread restaurant opened at 40th and Horton Streets. With outdoor seating facing 40th Street and a main entrance at the corner providing direct pedestrian access from the Park Avenue District, it will help make the 40th Street corridor more pedestrian-oriented. A large mural depicting scenes from Emeryville’s history, on the back side of the building facing the parking lot, will help achieve the General Plan guiding principal of creating a memorable city.

On June 28, the Planning Commission honored outgoing Commissioner Frank Flores with a resolution of appreciation. He is moving to Oakland after serving six years on the Commission.

General Plan and Zoning Update Project Manager Deborah Diamond, who oversaw adoption of the new General Plan among many other things, resigned effective June 30 to take a consulting job with the City of Pleasanton after almost nine years with Emeryville. She will be greatly missed.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

June 5, 2012

Planning Commission Interviews. At a special meeting prior to the regular Council meeting, the City Council held interviews for the two open positions on the Planning Commission, currently occupied by incumbents Frank Flores and Sean Moss. Commissioner Flores has indicated that he does not wish to seek reappointment because he is moving to Oakland; Commissioner Moss, who was appointed in February to complete the unexpired term vacated by Art Hoff, who resigned in December, has indicated that he would like to be reappointed. Besides Commissioner Moss, the other applicants included Liz Altieri, Kairee Tann, Racheljoy Rodas, and Brian Donahue. Ms. Rodas's interview was postponed to June 19 due to a family emergency, and Mr. Donahue did not appear for his interview. The Council is expected to make the appointments at their July 17 meeting.

Noise Ordinance. The Council introduced an ordinance allowing the Public Works Director to authorize weekend work in non-residential areas to replace private sewer laterals. This ordinance was passed on June 19.

City Parks. The Council introduced an ordinance to amend the Municipal Code provisions for parks, including making loitering in a park a misdemeanor, a standardized 10 p.m. closure time, a requirement for a community events permit to have alcohol in a City park, allowing dogs off-leash in designated "off-leash" areas in anticipation of future dog parks, and allowing bicycle riding in parks in a safe and courteous manner and requiring cyclists to yield to pedestrians. This ordinance was passed on June 19.

Bicycle Issues. The Council approved Transportation Committee recommendations from the Bicycle/Pedestrian Advisory Subcommittee for an Anti-Harassment of Bicyclists Ordinance and three bicycle "FixIt" stations (tools on bungee cords) at Doyle Hollis Park (Greenway), Shorebird Park (Bay Trail) and one location to be determined.

June 19, 2012

Budget. The Council approved the budget for the next two fiscal years on the consent calendar. This followed a number of meetings and presentations in May and June.

General Plan Update Project Manager. The Council approved a contract with General Plan and Zoning Update Project Manager Deborah Diamond through December 31, although this is now moot since she has resigned to take on a consulting position in Pleasanton (see below).

Building Division Consultant Services. The Council approved an amendment to the current contract with West Coast Code Consultants (WC³) to cover plan check services for the Ambassador and Parkside Projects, as well as a new contract for the next two fiscal years.

PLANNING COMMISSION

The Planning Commission considered the following items at its June 28 meeting:

Resolution for Frank Flores. The Commission unanimously passed a resolution of commendation for Commissioner Frank Flores, whose term expired on June 30 and who is not seeking reappointment because he is moving to Oakland. Commissioner Flores served on the Commission for six years. He will be missed.

Resolution for Deborah Diamond. The Commission unanimously passed a resolution of appreciation for General Plan and Zoning Update Project Manager Deborah Diamond, who has resigned effective June 30 to take a consulting job in Pleasanton.

Zoning Update Steering Committee Composition. The Commission unanimously approved a recommendation to the City Council to designate Commissioner Vanessa Kuemmerle as a Planning Commission representative on the committee instead of a resident, the elimination of her former resident position, and the elimination of the resident position formerly held by Patricia Jeffery and the business position formerly held by Ron Mooney, both of whom have resigned. With these changes, the committee would have 10 members, including two City Council representatives, three Planning Commission representatives, one School Board representative, and four residents.

Fire Station #2. The Commission unanimously approved a two year extension of a Design Review permit to rebuild Fire Station #2, located at 6303 Hollis Street, originally approved on June 24, 2010. 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.

Shellmound Design Guidelines. The Commission voted unanimously to recommend City Council adoption of proposed design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street and an amendment to the Emeryville Design Guidelines to allow the Shellmound Design Guidelines to supersede the citywide design guidelines in the event there is a discrepancy between the two. The Commission's action included a number of revisions to the guidelines, including a minimum clear pedestrian zone of 8 feet, indication of the Bay Trail route through the area, removing references to "downtown", noting successful tree species in the area for use elsewhere in the district, using shrubs that grow to three feet or less, and indicating that ground floors of buildings should have "active" rather than just "retail" uses. The Commission noted that activation of the area under the Powell Street Bridge as a destination is very desirable, including possible permanent space such as market stalls.

Modifications to Landscape Plan, 1051 45th Street. The Commission considered a requested amendment to a previously approved Conditional Use Permit and Design Review to allow changes in the landscape plan. On August 24, 2006 the Planning Commission approved a Conditional Use Permit and Design Review to convert the first floor of an existing building into a dwelling unit bringing the total number of units on the project site to three. The landscape plan was a condition of approval of that permit. Following lengthy testimony from the property owner and neighbors, and deliberation by the Commission, the Commission directed the applicant to prepare a new landscape design reflecting the Commission's comments and continued the item to a future meeting.

ZONING UPDATE STEERING COMMITTEE

The Steering Committee met on June 11 and reviewed several key issues that the committee had previously identified, including development bonuses, parking and loading, affordable housing set-aside program, density bonus for affordable housing, performance standards, and telecommunications. The committee made several revisions to these sections.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The Park Avenue District Advisory Committee did not meet in June. Its next regular quarterly meeting will be on August 8.

TRANSPORTATION COMMITTEE

At its June 26 meeting, the Committee recommended approval of a new disabled on-street parking space on the north side of 43rd Street between Adeline and Essex, temporary relocation of the AC Transit layover bus stop at 6340 Christie to the existing red zone north of Christie Park, and construction on a new AC Transit and Emery Go-Round bus stop on Shellmound in front of the Public Market to begin without further Council review. The Committee also recommended approval of a two hour green zone in front of 1518 Park and the continuation of unrestricted parking on the east side of Frontage Road, just north of the I-80 westbound on ramp. The Committee continued a recommendation from the BPAC for the City Council to direct Public Works to consider experimental traffic and parking treatments, pending more information.

PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its June 4 meeting, the BPAC continued a discussion of the Alternative Fine Program and Statewide Integrated Traffic Records System (SWITRS) data to the July 2 meeting. The BPAC recommended a yellow centerline on the Greenway, but requested that staff bring back stencil and striping alternatives. After reviewing plans for the new public pedestrian path adjacent to Escuela Bilingüe, the Committee recommended that the path be straightened and that there be no gates. Following discussion, the Committee recommended that the City consider experimental traffic and parking treatments that are not yet included in the California Supplement to the Manual on Uniform Traffic Control Devices (MUTCD) or accepted by Caltrans. A review of actions recommended by the former Pedestrian and Bicycle Plan was continued to the July meeting in order for staff to gather more information.

COMMUNITY EVENTS COMMITTEE

At its June 7 meeting, the Community Events Committee approved one wedding at the Marina on October 13, two picnics at Doyle Hollis Park on July 25 and 30, a block party on 64th Street on July 8, and two group walks: Novartis Fun Walk around the Novartis Campus on July 9, and Susan G. Komen San Francisco 3-day walk around the Bay Trail on September 8.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on June 13 with representatives from the Planning and Building, Public Works, and Economic Development and Housing departments and the City Attorney discussing the following topics:

Shellmound Design Guidelines. The DCC discussed proposed design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street. Committee comments included potentially including improvements in front of the Hyatt House hotel as a condition of approval for Site B development; an option for on-street parking on the portion of Shellmound Street between Christie Avenue and Shellmound Way pending further feasibility analysis; benches and seating designed to discourage sleeping; seat walls and planter seating designed to discourage skateboard “grinding”; and adequate lighting for safety that is also dark sky compliant.

Modifications to Landscape Plan, 1051 45th Street. The Committee discussed proposed modifications to the landscape plan for a residential property that had been approved by the Planning Commission in 2006. DCC members recommended that existing concrete in the rear and side yards be removed and replaced with Bay Friendly Landscaping; that plastic sheeting under crushed rock should be pervious rather than solid; that a paved area in the back yard was appropriate for children’s play, picnicking, etc. as long as it was pervious; and that there should be as much pervious surface and Bay Friendly Landscaping as possible.

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 at Anna Yates Elementary School. This project, including all future community workshops, is currently on hold pending the Oversight Board’s and State’s decisions regarding the ability of the City to provide a financial contribution.

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. Staff is currently working on finalizing a contract with Fehr and Peers to study the left turn lane, and a Planning Commission public hearing is tentatively scheduled for August 23.

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 that the applicant 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, 2011. 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 a meeting was held with the applicant on June 28 to review the remaining outstanding issues. Meanwhile, a building permit application for the structural reinforcement of the brick walls of the existing building that are to be incorporated into Building B was received on June 21.

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. Plan check comments were provided to the architect by the Building Division on June 18 and by the Planning Division on June 21.

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 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. Guitar Center, Hot Italian, and Urban Outfitters are now open for business. The groundbreaking ceremony for the 64th and Christie project held on May 11 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 close to completion. In June, the Planning Division conducted a site visit and provided comments to Wareham Development regarding satisfying conditions of approval necessary for finalizing the building permit. Meanwhile, tenant improvement plans for “The Bureau” restaurant on the ground floor were received on April 10 and issued on June 14. The Planning and Building Director attended the grand opening ceremony for the building shell and adjacent Greenway plaza, including a new fountain and sculpture, on June 19.

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 were provided to Madison Marquette on June 6, and they are now working on a revised site plan.

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. Demolition of existing buildings on the site has begun.

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. Construction is complete and Oakland has issued a Temporary Certificate of Occupancy. The restaurant opened for business on June 26.

East BayBridge Shopping Center Improvements. Under new ownership, Catellus is proposing upgrades to the East BayBridge shopping center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center 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.

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. As noted above, on June 28, the Planning Commission approved a two-year extension of 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. 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. The Planning Commission held a study session on May 24 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, and approval of the path design is a prerequisite to future site planning. The Commission recommended several design enhancements, including the installation of security gates at either end of the path in response to neighbors' concerns. The Pedestrian/Bicycle Advisory Subcommittee (BPAC) reviewed the project at their June 4 meeting. The BPAC recommended that the jog in the path be removed and that no gates be installed at either end. The project is tentatively scheduled for the August 7 City Council meeting for a decision regarding installation of the gates. Once the Council makes a decision, the project will be scheduled for a future Planning Commission meeting for approval.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Temescal Creek Park Rehabilitation. A minor design review permit to replace the play structure and install a new dog park at Temescal Creek Park was approved on June 26.

Oasis Spa Doors, 3811 San Pablo Avenue. A minor design review permit to replace four sets of doors with ADA-compliant doors was approved on June 26.

Signs

All Sport Signs, 5614 Bay Street. A minor sign permit to install two new channel letter wall signs was approved on June 1.

LensCrafters Signs, 5707 Christie Avenue. A minor sign permit to update two internally illuminated wall signs and one blade sign was approved on June 26.

Addiction Motors Banners, 4052 Watts Street. A minor sign permit to install two temporary banners for forty-five days was approved on June 29.

ADVANCED PLANNING PROJECTS

General Plan. On May 15, the City Council approved a General Plan amendment involving refinements to the circulation diagrams and text to insure their consistency with the new Pedestrian and Bicycle Plan. In June, staff worked with our consultants, Dyett and Bhatia, to incorporate this amendment into the General Plan document, and received an original for reproduction. Copies of the updated General Plan will be produced and distributed soon.

Zoning Update. As noted above, the Zoning Update Steering Committee met on June 11 and reviewed several key sections of the code. Because of conflicts with potential meeting dates of the Oversight Board, the regular committee meetings of June 24 and August 28 are being rescheduled to alternate dates. Staff hopes to have all of Chapter 4 (Site Development Regulations) and Chapter 5 (Citywide Use and Development Regulations) ready for committee review in June, and the remainder of the code ready for review in August. A community meeting is planned for late September, and a joint study session of the Planning Commission and City Council is scheduled for October 23. The new regulations will then be brought to the Planning Commission for approval in December and to the City Council for adoption in January. Meanwhile, staff has been drafting provisions on open space, live-work, preservation of structures, sidewalk cafes, adult oriented businesses, firearms and ammunition sales, hazardous waste facilities, and home occupations. The staff-level Technical Advisory Committee met to review these sections June 5, 14, 19, and 26.

Pedestrian and Bicycle Plan. The City Council adopted the new Pedestrian and Bicycle Plan and accepted the appendices on May 15. In June, staff worked with the consultants to finalize the plan 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, received an original for reproduction, made copies, and distributed the final Pedestrian and Bicycle Plan.

Sustainable Transportation Plan. Staff sent copies of the plan to people who participated in its preparation or could help with its implementation. A list of employers, residential project managers and colleges who received the plan and an AC Transit EasyPass brochure was sent to the AC Transit EasyPass coordinator.

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 (ETMA) 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. On June 18, staff met with Fehr and Peers to review their field notes from riding the Emery Go-Round. The consultant's next step is to group resulting recommendations into potential City tasks and potential ETMA tasks. Following completion of this study and incorporation of its recommendations into the proposed Traffic Impact Fee, Planning Commission and City Council study sessions on the Traffic Facilities Impact Fee will be scheduled.

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. As noted above, these design guidelines for new pedestrian and streetscape standards for Shellmound Street between Christie Avenue and 64th Street were approved by the Planning Commission on June 28 with a number of revisions. City Council consideration of adoption will be scheduled in August. An amendment to the Emeryville Design Guidelines is also 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. Staff reviewed the draft Regional Housing Needs Allocation (RHNA), found that Emeryville's allocation of 1,421 dwelling units is 9% less than the March preliminary draft allocation, and decided not to comment. Staff attended a scoping session for the Environmental Impact Report on the Plan Bay Area Sustainable Communities Strategy, and verbally commented that the EIR should examine public services and recreation because allocating more growth in transit-rich communities than those communities had planned for could make it difficult for those cities to provide public services and recreation.

Countywide Transportation Plan and Measure B. Staff responded to a request from the East Bay Bicycle Coalition, providing information on how Emeryville would use the Alameda County Transportation Expenditure Plan and sales tax renewal and augmentation that will be on the November ballot.

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.

Emery Go-Round Presentation in Oakland. Staff coordinated with the Emeryville Transportation Management Association (ETMA) and the Assistant to the City Manager to present a history and update on the Emery Go-Round to the West Oakland Economic Development Working Group, which is co-chaired by Oakland City Council Member Nancy Nadel, at Oakland City Hall on June 21. The ETMA is seeking to establish a bus yard under the I-80/I-580 Maze near Ettie Street and Mandela Parkway, in the northwestern corner of West Oakland.

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. Staff attended a meeting on June 5, where the group reviewed the Vulnerability and Risk Assessment and began the adaptation planning process.

Significant Structures. Staff drafted a revised list and map of significant structures based on comments from the Development Coordinating Committee, for presentation to the committee in July. 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 completed the Action Minutes for the May 9 meeting and sent them to the committee members.

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.

Implementation of Landscaping Regulations. Staff summarized the Water Efficient Landscape Ordinance requirements for large projects, and met with Public Works staff to plan for updating the requirements, making the summary into a handout, coordinating implementation with stormwater regulations and Stopwaste.org's new Bay-Friendly Basics checklist, and training planning staff members.

Information for Emery Go-Round Assessment. Staff prepared a list of building permits issued between April 2011 and March 2012 for the Property-based Business Improvement District (PBID) that funds the Emery Go-Round.

City News and Activity Guide Articles. Staff provided articles on the proposed transportation sales tax (Measure B), update of the City's zoning regulations, and new business and residential construction for the next issue of the City News and Activity Guide.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the final month of fiscal year 2011-2012 for building permit and inspection activity, including the fiscal year totals. Also included are the fiscal year 2010-2011 building permit and inspection activity tables for comparison. The month of June 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 June a total of 73 permits have been issued, based on a total valuation of \$3.1 million and generating \$99,000 in fees. During the same period, 250 inspections have been conducted. Field inspection totals of 82 (33%) were related to major projects and 168 (67%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement.

Building Division fiscal year totals for 2011-2012 followed by 2010-2011 for comparison are:

	<u>FY 2011 – 2012</u>	<u>FY 2010 - 2011</u>
Permits Issued	707	708
Total Valuation	\$64,263,612	\$89,706,093
Fees Collected	\$2,859,949	\$2,462,438
Inspections	4,791	3,968

The drop in total valuation this fiscal year is due to the fact that permits for several major projects were issued last year, while the permits for the Parkside Apartments, a \$37 million project, are almost ready to issue but were not issued this fiscal year. If they had been issued in June, the total valuation for fiscal year 2011-2012 would be over \$100 million. When they are issued in the near future, they will boost the total valuation for fiscal year 2012-2013.

Major Projects

The Ambassador Housing project for three buildings is underway accounting for two to four hours of field inspections per day. Building permits for the Parkside (formerly “Papermill”) residential/live-work project and park are expected to be issued in July with construction activity to follow. The developers have their construction schedule and will soon start with demolition, site improvements and paving for the park parking lot. The building permits for the Bakery Lofts IV and Ocean Avenue Townhomes have been issued and construction is anticipated in the near future. The EmeryStation Greenway building shell is almost complete and construction continues for other major projects including the Marina south dock replacement and redecking of the slip docks; 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. 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; and Marketplace Redevelopment Phase 1 (64th and Christie) residential project.

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 June the Director of Planning and Building received three questionnaires, all 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 June included:

- **UA Plaza Upgrade** – 6330 Christie Avenue.
- **Public Market, EPM Catalyst** – 5959 Shellmound Street; bus stop improvements.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units, foundation, stormwater.
- **Emeryville Marina** – 3310 Powell Street; resurfacing central basin docks.
- **Temescal Creek Park** – Site improvements.
- **Weight Watchers** – 3455 Emery Street; tenant improvements.
- **Emeryville Recreation Center** – 4300 San Pablo Avenue; relocation/placement of 12 commercial coaches.
- **CSAA** – 1900 Powell Street; gym remodel, structural modifications.
- **The Bureau** – 5800 Hollis Street; restaurant tenant improvements, grease interceptor installation.
- **Sprint** – 1255 Powell Street; antenna removal, replacement.
- **Bridgewater Apartments** – 6400 Christie Avenue; waterproofing.
- **Pixar Phase II** – 1200 Park Avenue; sculpture mount, roof parapets (seagull statues).
- **Parkside** – 5710 Hollis Street; structural revisions.
- **Giampolini** – 1482 67th Street; remodel warehouse, tenant improvement.
- **Novartis Building X** – 5400 Hollis Street; installation HVAC unit.
- **Novartis Building BCB** – 6455 Christie Avenue; tenant improvements.
- **EmeryStation Office LLC** – 5980 Horton Street; location labs, tenant improvements.
- **Leadqual** – 6001 Shellmound Street; tenant improvements.
- **Ambassador Housing** – 3513 Adeline Street; private sewer lateral replacement.
- **1247 54th Street** – Private sewer lateral replacement.
- **4245 Halleck Street** – Private sewer lateral replacement.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; 18 residential units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **Andante (four buildings)** – 1121 40th Street; construction defect repairs.
- **Liquid Sugar Building A** – 1245-1283 66th Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.
- **Marketplace Redevelopment Phase 1** – 64th and Christie Avenue; 193 residential rental units in five-story building.

Construction Meetings

Construction meetings (weekly) and site visits were held in June 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.
- **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 June:

- ***Urban Outfitters, Inc.*** - 5905 Shellmound Street (CO)
- ***Athleta, Gap Inc.***- 5652 Bay Street (CO)
- 15 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 June, 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 161 counter contacts and 139 telephone queries in June.

Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for June. 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 250 inspections in June. Requests for this month average 125 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 and the Ambassador projects account for an adjusted four to six hours

per day for one inspector with additional field staff support on a periodic basis. Field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division's voice mail system 24 hours until 7:00 a.m. the day of the inspection request.

Daily Staff Discussions and Coordination

The Building Division staff continues to have informal daily discussions at 7:00 a.m. regarding Building code issues, staffing logistics, concerns relating to specific projects and continual fine tuning of the overall field inspection services. The Building Division staff continues weekly afternoon meetings with the Fire Department to discuss various technical construction applications, alternate materials and methods in construction proposals from architects, developers and plan check coordination. Finally, joint inspections by field staff and the Chief Building Official continue to be conducted as time permits to ensure familiarity with all projects, to allow for coverage of any staff absences, and to ensure consistency of code infractions and interpretations.

ADMINISTRATION/OTHER

Alameda County Planning Directors Meeting. On June 22, the Planning and Building Director attended a meeting of the Planning Directors of Alameda County held in Hayward and hosted by the Alameda County Transportation Commission. The planning directors discussed implementation of the One Bay Area Grant program and the status of Plan Bay Area, the region's Sustainable Communities Strategy, including its Environmental Impact Report, which is currently being prepared, and the Regional Housing Needs Allocation (RHNA) methodology.

American Planning Association (APA) California Chapter Northern Section Diversity Related Activities. As a Board member of the APA-Northern California Section, Senior Planner Miroo Desai participated in the monthly statewide phone conference of APA's Diversity Directors on June 25.

West Oakland Specific Plan Community Workshop #5. On Tuesday, June 12, 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. The most recent meeting also included a number of Equity Strategies developed by Oakland staff. Equity has been a concern for most residents attending meetings.

Transit Planning Seminar at BART. Associate Planner Diana Keena attended a presentation by transit planner Jarrett Walker, author of *Human Transit: How Clearer Thinking about Public Transit Can Enrich Our Communities and Our Lives*, at BART's headquarters in Oakland.

Health Impact Assessments (HIA). Assistant Planner Arly Cassidy attended a seminar that defined and described the role of Health Impact Assessments, which is a holistic assessment of all health-related effects of a project. HIAs fill a hole commonly left by CEQA and NEPA evaluations and is a valuable analytic tool that can help shape policy decisions and requirements for new projects.

New Development and Redevelopment Workshop: Implementing the C.3 Requirements. Assistant Planner Arly Cassidy attended a training workshop on C.3 Low Impact Development (LID) standards. Although these standards are commonly implemented by Emeryville's Public Works Department, the Planning and Building Department is working to provide early alerts to developers and applicants when a new project may be subject to LID requirements, so as to create a smoother design and application process.

Complete Streets in Alameda County Workshop. On June 19, Assistant Planner Arly Cassidy, along with Mike Roberts and Peter Schultze-Allen from Public Works, attended a workshop held by the County on Complete Streets. Presenters defined complete streets as right of ways that serve all users, but are also context sensitive (i.e., an urban boulevard should look different than a quiet residential street or a rural road). Groups reviewed the four main stages at which Complete Streets are incorporated: Policy and Planning, Funding, Design and Infrastructure, and Maintenance and Ongoing Operations, and gave feedback on how the county can improve local jurisdictions' ability to implement Complete Streets.

Code Enforcement. Following the layoff of the Community Preservation Officer in the wake of the State's elimination of Redevelopment, her former code enforcement duties will now be coordinated by the Chief Building Official, Vic Gonzales. He has already begun the resolution process for several complaints received in June.

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. Planning project attachments have been optimized back into 2002. An intern is matching addresses to parcels using parcel maps, for the Geographic Information System (GIS). 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.

Farewell to Deborah Diamond. General Plan and Zoning Update Project Manager Deborah Diamond resigned effective June 30 to take a consulting job with the City of Pleasanton, after almost nine years with the City of Emeryville. Deborah was hired as an interim appointment Senior Planner in September 2003. In that capacity, she handled a number of major development projects including Blue Star Corner townhouses, Avenue 64 apartments, Artisan Walk condominiums, Oak Walk mixed use project, Ambassador Housing apartments, Sherwin Williams Planned Unit Development and Environmental Impact Report, Bay Street residential apartments and condominiums, and Pixar Planned Unit Development expansion and Mitigated

Negative Declaration. In August 2004, she began work as the General Plan and Zoning Update Project Manager and oversaw the preparation and adoption of the new Emeryville General Plan and its EIR, the Emeryville Design Guidelines, the 2009-2014 Housing Element, and the new Pedestrian and Bicycle Plan, as well as the substantial completion of the new Zoning Ordinance. On June 26, Associate Planner Diana Keena, who will be taking over many of her duties, along with the Planning and Building Director and Planning Intern, met with her to transfer knowledge about her various projects. On June 28, staff gave her a farewell lunch at the Townhouse that was attended by many of her friends from various City departments. As noted above, the Planning Commission honored her with a resolution of appreciation at their June 28 meeting. She will be greatly missed.

Office Cleanup Day. On Friday, June 1, the Planning and Building Department held another of its periodic office cleanup days following previous successful efforts. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event. Afterwards, interested Department staff relaxed together with an evening of bowling.

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	22	219
Plumb., Elec., Mech.	36	34	30	35	39	22	23	21	29	35	30	44	378
Fire	11	11	15	18	11	9	5	5	8	7	3	7	110
MON. TOTALS	69	69	69	72	72	43	40	37	51	62	50	73	
FISCAL YEARLY TOTAL												707	
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	\$34,750	\$24,406,053
Sub Permits	\$542,014	\$162,066	\$274,957	\$868,370	\$200,184	\$85,744	\$88,400	\$63,300	\$605,801	\$206,868	\$202,895	\$103,638	\$3,404,237
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	\$2,975,218	\$36,453,322
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	\$3,113,606	
FISCAL YEARLY TOTAL												\$64,263,612	
FEES 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	\$15,566.52	\$325,236.27
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	\$150.00	\$2,914.00
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	\$3,113.31	\$65,052.28
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	\$24,628.93	\$502,464.05
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	\$19,513.33	\$897,663.80
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	\$2,805.69	\$143,677.69
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	\$6,003.49	\$102,945.56
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	\$4,583.18	\$79,891.43
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	\$3,362.13	\$73,550.51
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	\$631.51	\$12,227.35
Microfiche	\$404.92	\$382.96	\$252.20	\$647.92	\$453.99	\$105.95	\$133.67	\$181.11	\$1,641.96	\$122.38	\$428.80	\$313.67	\$5,069.53
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	\$3,290.08	\$108,546.10
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	\$8,316.00	\$48,947.00
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	\$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	\$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	\$0.00	\$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	\$4,166.73	\$139,494.40
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	\$2,218.00	\$14,852.99
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	\$98,662.57	
FISCAL YEARLY TOTAL												\$2,859,948.77	

	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	TOTAL
PERMITS ISSUED													
Building Permits	18	23	67	17	17	25	19	11	15	17	16	28	273
Plumb., Elec., Mech.	32	42	30	27	22	19	27	20	20	25	28	51	343
Fire	14	7	17	6	7	9	4	0	7	5	13	3	92
MON. TOTALS	64	72	114	50	46	53	50	31	42	47	57	82	
												FISCAL YEARLY TOTAL	708
VALUATION													
Residential	\$892,986	\$1,563,860	\$798,750	\$8,131,497	\$853,850	\$1,758,725	\$754,691	\$196,900	\$716,152	\$389,073	\$75,995	\$2,854,018	\$18,986,497
Sub Permits	\$241,237	\$368,467	\$175,869	\$27,097	\$96,949	\$58,250	\$83,881	\$75,620	\$768,685	\$28,857	\$83,361	\$2,884,809	\$4,893,082
Commercial	\$2,021,984	\$1,415,937	\$6,165,347	\$2,246,803	\$781,209	\$8,048,652	\$843,971	\$25,017,131	\$891,937	\$2,291,028	\$7,211,597	\$8,890,918	\$65,826,514
MON. TOTALS	\$3,156,207	\$3,348,264	\$7,139,966	\$10,405,397	\$1,732,008	\$9,865,627	\$1,682,543	\$25,289,651	\$2,376,774	\$2,708,958	\$7,370,953	\$14,629,745	
												FISCAL YEARLY TOTAL	\$89,706,093
FEES COLLECTED													
General Plan	\$16,345.95	\$16,474.82	\$35,558.68	\$45,136.19	\$8,803.37	\$48,396.99	\$8,503.68	\$118,594.63	\$8,255.66	\$11,587.09	\$36,847.39	\$70,599.67	\$425,104.12
Building Standards Admin.	\$151.00	\$161.00	\$331.00	\$437.00	\$91.00	\$422.00	\$95.00	\$1,064.00	\$91.00	\$117.00	\$318.00	\$636.00	\$3,914.00
Technology Fee	\$3,145.19	\$3,294.96	\$7,111.90	\$9,027.23	\$1,760.67	\$9,803.40	\$1,700.75	\$23,718.96	\$1,651.12	\$2,317.43	\$7,356.92	\$14,133.12	\$85,021.65
Building Permit	\$24,156.45	\$24,094.82	\$57,864.41	\$72,106.87	\$13,661.23	\$74,953.74	\$13,283.41	\$192,010.24	\$11,271.10	\$18,665.72	\$57,918.73	\$90,919.98	\$650,906.70
Plan Review	\$26,674.48	\$49,535.03	\$18,906.94	\$24,230.46	\$5,914.45	\$48,368.91	\$15,121.93	\$19,824.85	\$34,380.95	\$48,512.85	\$70,280.49	\$54,547.99	\$416,299.33
Energy Review	\$2,529.95	\$3,083.10	\$416.22	\$2,447.37	\$818.70	\$3,964.76	\$225.04	\$3,504.45	\$818.68	\$8,322.20	\$9,115.83	\$5,149.09	\$40,395.39
Electrical Permit	\$6,389.51	\$5,985.54	\$10,772.75	\$11,720.84	\$2,012.07	\$12,383.79	\$1,992.42	\$38,111.30	\$2,890.04	\$2,961.25	\$11,555.92	\$8,282.87	\$115,058.30
Plumbing Permit	\$4,275.09	\$6,711.42	\$8,724.66	\$10,344.06	\$1,282.48	\$11,190.62	\$1,028.03	\$34,548.77	\$468.60	\$1,722.30	\$9,962.56	\$6,672.18	\$96,930.77
Mechanical Permit	\$2,769.99	\$3,240.52	\$8,296.80	\$1,002.73	\$1,222.09	\$10,368.02	\$564.71	\$32,428.51	\$461.40	\$2,262.81	\$9,244.81	\$6,450.28	\$78,312.67
S.M.I.P.	\$209.39	\$607.88	\$1,383.39	\$2,158.27	\$320.21	\$2,056.31	\$314.40	\$5,447.68	\$247.90	\$481.48	\$1,530.48	\$2,338.64	\$17,096.03
Microfiche	\$220.05	\$264.04	\$523.58	\$716.49	\$136.25	\$741.99	\$130.59	\$1,921.15	\$65.79	\$157.38	\$575.32	\$1,136.80	\$6,589.43
Fire Dept. Fees	\$5,352.21	\$2,833.02	\$16,847.43	\$3,367.13	\$2,845.75	\$20,575.27	\$1,733.02	\$66,076.79	\$2,959.27	\$478.50	\$6,985.34	\$3,241.35	\$133,295.08
Sewer Connection	\$300.00	\$750.00	\$5,850.00	\$0.00	\$450.00	\$1,350.00	\$2,096.80	\$8,250.00	\$750.00	\$450.00	\$2,250.00	\$5,120.00	\$27,616.80
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,280.60	\$0.00	\$0.00	\$0.00	\$0.00	\$1,280.60
Traffic Impact	\$0.00	\$1,182.20	\$0.00	\$0.00	\$0.00	\$922.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,216.52	\$6,321.60
School	\$0.00	\$0.00	\$221.84	\$0.00	\$0.00	\$0.00	\$6,186.51	\$42,242.19	\$0.00	\$0.00	\$0.00	\$22,809.60	\$71,460.14
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,352.07	\$0.00	\$227,894.52	\$0.00	\$0.00	\$0.00	\$6,958.95	\$258,205.54
Other : (Fire Suppr)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,629.74	\$28,629.74
MON. TOTALS	\$92,519.26	\$118,218.35	\$172,809.60	\$182,694.64	\$39,318.27	\$268,850.75	\$52,976.29	\$816,918.64	\$64,311.51	\$98,036.01	\$223,941.79	\$331,842.78	
												FISCAL YEARLY TOTAL	\$2,462,437.89

Planning and Building Department

Major Development Projects

June 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 tentativley 8/23/12 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 approved by PC 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			
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			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. Grand opening ceremony 6/19/12.			CC - 5/19/09			
Panera Bread SW 40th & Horton Sts.	4,000 square foot restaurant pad in Target parking lot.	Oakland issued building permit 2/14/12. Restaurant opened for business 6/26/12.			PC - 10/27/11			
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 issued 6/12/12.			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

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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
<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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
<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>

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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
<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>

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
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 August 23, 2012, pending design of Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
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; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012.	
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. Restaurant opened on June 26, 2012.	Christopher Wadleigh (949) 702-0700

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
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
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 approved by Planning Commission 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

Planning & Building Department
Status of Major Development Projects - City of Emeryville
June 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>
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
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. 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; building permit issued on June 12, 2012.	John Horsh (510) 872-6182
Emeryville Center for the Arts 4060 Hollis Street DR07-05	Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, 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