



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** November 1, 2012

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

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

**SUBJECT:** **PROGRESS REPORT – OCTOBER 2012**

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### HIGHLIGHTS OF THE MONTH

The City Council and Planning Commission held a joint study session on the proposed Planning Regulations on October 30 and made many insightful comments. These will be considered by the Zoning Update Steering Committee at their final meeting on November 15.

At a special meeting on October 11, the Planning Commission unanimously passed an order to initiate an action to revoke or modify the existing sign permit for two Art.com signs facing north and south near the top of the high-rise building at 2100 Powell Street, and set an evidentiary hearing for November 29. It is hoped that the parties will reach an agreement prior to this hearing.

At its regular meeting on October 25, the Planning Commission approved the significant structures ordinance, which includes a map and list of all such structures in the city. The City Council is due to consider the ordinance on November 20.

On October 16, the City Council directed staff to investigate the possibility of preserving a number of trees at the “Parkside Park” site by moving them off-site for safe keeping, and then replanting them as part of the new park design. At the same meeting, the Council directed that several eucalyptus trees in Temescal Creek Park that had been slated for removal as part of the park redesign be preserved because they are the home of two red-tail hawks.

The League of American Bicyclists officially designated Emeryville as a “Bicycle Friendly Community” on October 18.

Staff attended several conferences and training sessions in October, including the American Planning Association state conference in Rancho Mirage, California Association of Code Enforcement Officers conference in Anaheim, California Building Officials “education week” in San Ramon, and a CRW TRAKiT (permit tracking system) conference in San Diego.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

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

#### October 2, 2012

***Parks and Recreation Advisory Committee.*** The City Council passed a resolution establishing the Parks and Recreation Advisory Committee to make recommendations to the City Council on matters relating to the City's recreation programs, cultural events and activities, public use of parks, development of new parks, and enhancements to existing parks and recreation facilities as outlined in the Parks and Recreation Strategic Plan. The Committee roster includes two City Councilmembers, one Emery Unified School District (EUSD) representative, one Planning Commissioner, one Commission on Aging member, one youth representative (EUSD student or City Recreation Program participant), two Emeryville residents, and one business representative. Committee representatives would serve staggered two-year terms. The Planning Commission representative's first term would be for two years, expiring on December 31, 2014.

#### October 16, 2012

***AC Transit Hydrogen Fueling Station.*** The Council heard an informational report on AC Transit's efforts to investigate the May 4 fuel leak and to determine how to repair and reopen the station. The Council expressed no objections or serious concerns. The work involves replacing some valves and increasing the height of some vent stacks. The building permit was issued on October 25.

***Parkside Park Trees.*** The Council heard a report about the existing trees in the new Parkside Park area on Stanford Avenue between Hollis and Doyle Streets. After public testimony and lengthy deliberation, the Council directed staff to look into the possibility of saving the nine trees identified as "good" candidates for preservation by the applicant's arborist, moving them off-site for safe keeping, and then replanting them as part of the new park design. They are to be stored at the Golden Gate Lock and Key site at 37<sup>th</sup> Street and San Pablo Avenue, which is owned by the City. The Public Works Director has been in conversation with the company that moved the trees for Pixar and has determined that this work appears to be feasible.

***Temescal Creek Park.*** The Council decided to keep a number of eucalyptus trees in the park that overhang the planned new play area because they are a habitat for two red-tail hawks. The Council directed staff to move forward with the park design and construction, and to prune the trees and look into installing ropes or cables in the trees to secure the branches so they won't fall on the playground.

***Medical Marijuana Task Force.*** The Council decided to create a task force to look into the City's current ban on medical marijuana dispensaries to determine whether the ban should be lifted or modified. Membership on the task force will be determined at a future meeting when the Council reviews all of the City committees.

## PLANNING COMMISSION

The Planning Commission held two meetings in October: a special meeting on October 11 and the regular meeting on October 25. The following items were considered at these meetings:

### October 11, 2012

**Art.com Sign Revocation or Modification.** The Planning Commission considered an order to initiate an action to revoke or modify the existing sign permit for two Art.com signs facing north and south near the top of the high-rise building at 2100 Powell Street, as previously approved by the Planning Commission on February 23, 2012. This item had been continued for two weeks from the regular meeting of September 27 to allow Art.com time to attempt to resolve the matter with residents of Pacific Park Plaza, who had originated the complaints about the sign. After hearing comments from Art.com's attorney and many Pacific Park Plaza residents, the Commission voted unanimously to adopt the order to initiate an action to revoke or modify the sign permit, and set the date for an evidentiary hearing for a special Planning Commission meeting on Thursday, November 29. The Commission also expressed a hope that the company would work with residents to reach a solution before the hearing.

### October 25, 2012

**Planning Commission Schedule.** The Commission approved the schedule of meetings and associated dates for 2013.

**Parks and Recreation Advisory Committee.** As noted above, the City Council created the Parks and Recreation Advisory Committee, with one Planning Commission representative, at their October 2 meeting. The Commission nominated Gail Donaldson as their representative on the committee. Commissioner Donaldson is a landscape architect involved in park design, and was one of the Commission's representatives on the Parks and Recreation Strategic Plan Ad Hoc Committee.

**Pixar Warehouse, 5000 Hollis Street.** The Commission held a study session to review a proposal for a Conditional Use Permit and Design Review to occupy a portion of an existing building with a 28,637 square foot off-site warehouse at 5000 Hollis Street (Level(3) building) by Pixar Animation Studios. The Commission generally felt that the use was appropriate for the location and suggested that the chain link fence with razor wire along Spur Alley be replaced with wrought iron and that landscaping improvements be made in the parking lot.

**Preservation of Significant Structures Ordinance.** The Commission voted to recommend City Council adoption of an ordinance that consolidates existing provisions for significant structures in the Park Avenue District and in the rest of the City, adds a map and list of significant structures citywide, requires City Council approval for the demolition of a significant structure, and clarifies changes to the significance criteria. The proposed ordinance is scheduled for first reading by the City Council on November 20 and final passage on December 4. It will take effect on January 4, 2013 and will be incorporated into the new Planning Regulations.

## **CITY COUNCIL/PLANNING COMMISSION SPECIAL JOINT MEETING**

On Tuesday, October 30, a special joint meeting of the City Council and Planning Commission was held to review and discuss the draft Planning Regulations. Staff gave an overview of the General Plan and how the draft Planning Regulations implement it, and then introduced each chapter of draft regulations for discussion. Many insightful suggestions were made for modifications and enhancements to the draft regulations. These will be summarized and brought to the Zoning Update Steering Committee for consideration at its final meeting on November 15, when the committee is expected to recommend adoption of the new Planning Regulations.

## **ZONING UPDATE STEERING COMMITTEE**

The Steering Committee did not meet in October. As previously reported, on August 30 the Committee completed its review of draft chapters of the proposed new Planning Regulations, and on September 29, they sponsored a community workshop at City Hall to present the draft Regulations. A joint City Council/ Planning Commission study session on the draft regulations was held on October 30. At the next Steering Committee meeting on November 15, the committee will review the entire regulations and comments from the community and joint study session, make a recommendation for adoption, and consider disbanding.

## **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

The committee did not meet in October. Its next regular quarterly meeting will be on November 14.

## **COMMUNITY PRESERVATION COMMITTEE**

At its regular quarterly meeting on October 18, the committee discussed the status of various properties of concern throughout the city, including graffiti abatement, and heard an update on implementation of the "CodeTRAK" module for the Planning and Building Department's TRAKiT permit tracking system, which will help to manage, monitor, and track code enforcement cases. Due to committee member conflicts with Thursday meetings, the committee meetings have been rescheduled to the fourth Wednesday of the month at 10 a.m. The next meeting will therefore be on Wednesday, January 23, 2013.

## **TRANSPORTATION COMMITTEE**

At its October 23 meeting the Transportation Committee forwarded to the City Council a BPAC recommendation to accept the 2012 National Association of City Transportation Officials (NACTO) Urban Bikeway Guide and future editions as a City reference document. The Committee continued a discussion of the North Hollis Parking Plan and a request for a curb cut at 5768 Peladeau Street to the November agenda, where it will also hear a request for two hour parking on Park Avenue. Staff announced that Emeryville had been awarded Bronze status as a Bicycle Friendly Community.

## PEDESTRIAN/BICYCLE ADVISORY SUBCOMMITTEE

At its October 2 meeting, the BPAC continued three items on the agenda to allow staff to collect relevant information: (1) policies on walkability; (2) Horton Street bike boulevard striping; and (3) construction detour signage standards. The subcommittee voted to change the wording of its recommendation, asking that the Council accept (instead of adopt) the Urban Bikeway Guide by the National Association of City Transportation Officials (NACTO). The subcommittee also heard about a possible tracking system for BPAC actions and the October 25 Bike Rodeo at Anna Yates School.

## COMMUNITY EVENTS COMMITTEE

At its October 10 meeting, the committee approved an application for the Emeryville Police Department's annual Bike Rodeo for October 25 on 41<sup>st</sup> Street in front of Anna Yates Elementary School, as part of their Harvest Day celebrations. (The event was a big success!)

## PLANNING DIVISION

### DEVELOPMENT COORDINATING COMMITTEE

The DCC met on October 31 with representatives from the Planning and Building, Public Works, Community Services, Fire, and Police departments and the City Attorney discussing the following topics:

**Pixar Warehouse, 5000 Hollis Street.** The committee discussed Pixar's proposal to use a portion of the vacant space in the Level(3) building to store their archives and reference material. Building code, stormwater, and landscaping issues were raised, but no serious concerns were identified.

**Home Depot Christmas Tree Lot.** The committee discussed Home Depot's proposal for its annual Christmas tree lot in the parking lot in front of the store. The proposal is exactly the same as last year, and no major concerns were expressed.

**Emeryville Center of Community Life.** The committee reviewed schematic plans that have been developed for the Center of Community Life, and that are scheduled to be reviewed by the Planning Commission at a special meeting on November 19. There was lengthy discussion, including that more detailed plans are needed, and that the design appears to have been "value engineered".

### CURRENT PLANNING PROJECTS

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

**Emeryville Center of Community Life.** This is a proposal for a combined K-12 school and community center on the site of the Emery Secondary School at 47<sup>th</sup> Street and San Pablo Avenue. The School District plans to begin demolition of the existing school buildings this Fall.

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 project was then put on hold pending the Oversight Board's and State's decisions regarding the ability of the City to provide a financial contribution. It has now been determined that City funds will be available for the project, so the schematic design process has re-started. A community workshop is scheduled for Saturday, November 17, from 10 a.m. to noon in the Ralph Hawley School multipurpose room at 61<sup>st</sup> and Doyle Streets, and a second Planning Commission study session is scheduled for a special Commission meeting on Monday, November 19 at 7:00 p.m.

***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. With the demise of the Redevelopment Agency, the project sponsors are now seeking alternate funding sources.

***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, 2011, and a decision hearing was scheduled for April 26, 2011; however traffic studies and discussions with the applicant have led to the determination that a left turn lane from Shellmound Street is needed. Fehr and Peers has prepared a study of the left turn lane, which staff has reviewed, and a Planning Commission public hearing is now scheduled for December 13.

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

***Parkside Apartments (formerly "Papermill"), 5780 Hollis Street.*** This 168-unit apartment complex on the block bounded by Powell, Hollis, Doyle and Stanford was approved by the City Council in November 2008. A building permit application was received on September 19, 2011, and permits for all buildings were issued on September 14, 2012. Building permits were previously issued on August 21 for demolition of the existing buildings on the site, grading of the site, temporary shoring of the new basement parking garage, and reinforcement of the brick walls of the existing building that are to be incorporated into one of the new buildings. 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, and a building permit application was received on July 5. The Planning Division provided first round plan check comments on the park on August 13. The park design includes a small parking lot to replace the parking spaces in the existing lot that are owned by the PRC Medical Group across the street. A meeting was held on August 28 with Archstone and PRC to coordinate the construction process, and a follow-up meeting was held on September 26. As noted above, on October 16 the City Council discussed the possibility of

redesigning the park and parking lot to preserve some of the existing trees, and directed staff to look into the possibility of saving the nine trees identified as “good” candidates for preservation by the applicant’s arborist, moving them off-site for safe keeping, and then replanting them as part of the new park design. Staff also attended a groundbreaking ceremony on October 11 at which the Planning and Building Director made remarks.

**64<sup>th</sup> and Christie Residential Building.** The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64<sup>th</sup> Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A demolition permit for the existing buildings on the site was issued on April 27; a building permit application for the foundation and garage portion of the project was submitted on May 7 and approved on September 4; it will be issued when fees are paid. A permit for site grading and excavation and shoring of the basement parking garage was issued on August 21. A building permit application for the superstructure of the building was received on August 7; the Planning Division provided preliminary comments on August 15 and a second round of comments on September 14.

**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 and development of a “green living room” adjacent to Urban Outfitter. All three new tenants are now open for business. The entire Public Market complex, including the approved PUD (except the 64<sup>th</sup> and Christie site), is up for sale, and staff has fielded a number of inquiries from prospective buyers.

**EmeryStation Greenway.** This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59<sup>th</sup> Streets that was approved by the City Council in May 2009 is now 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. The applicant is keeping the permit for the building core and shell open to allow for future modifications, such as exhaust stacks, in response to future tenants’ needs. Therefore, the building permit will not be “finalized” immediately, even though the building shell appears to be finished. At the applicant’s request, the Chief Building Official issued a “substantial completion letter” for the core and shell of the building on September 7. Meanwhile, tenant improvement plans for “The Bureau” restaurant on the ground floor were received on April 10 and the building permit was issued on June 14.

**EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street.** This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62<sup>nd</sup> and Horton Streets, was approved by the City Council on February 16, 2010. On February 7, 2012 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 extended ERN expired in September. 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, the City will now be considering other options for the site.

**City Storage.** This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40<sup>th</sup> and Adeline Streets to 57,600 square feet of self storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Planning Commission approved the project on October 27, 2011. It was appealed by a neighbor on November 14, 2011 but the appeal was withdrawn on November 22, 2011 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. In the meantime, the applicant has applied for an extension of the entitlements until October 2013, which will be heard at the December 13 Planning Commission meeting.

**Bakery Lofts Phase IV.** This 18-unit apartment building and café on Adeline Street at 47<sup>th</sup> 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. The project is now under construction.

**East BayBridge Shopping Center Improvements.** Under new ownership, Catellus is proposing upgrades to the East BayBridge shopping center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center is also being considered for the longer term. The proposed upgrades will be processed administratively. Any future intensification of uses will require reconvening the Emeryville/Oakland JPA for the project. The Planning Commission approved upgrades to the Pak ‘n Save store on May 26, 2011; a building permit application was submitted on September 27, 2011 and is under review. 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. Permit approval is currently pending Public Works and ADA Coordinator sign-offs to address sidewalk accessibility issues. On August 24, the Chief Building Official approved a request to extend the expiration date of that application by six months, to March 27, 2013. Recently Jones Lang LaSalle has been hired to manager the property. The new

property manager was scheduled to attend the Community Preservation Committee meeting on October 18 to brief the Committee on their plans, but was unable to attend due to other commitments. The property is currently up for sale, and the property manager indicated that she would attend a future Community Preservation Committee meeting if Jones Lang LaSalle is still managing the property.

**Maz Building.** Staff has held several meetings with a developer concerning a potential housing development at the Maz building site at the northeast 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, planning approvals will need to be processed by both cities, and we have been advised that a formal agreement will need to be approved by the Oakland City Council. We are attempting to coordinate this with Oakland staff.

**3706 San Pablo Avenue.** 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 was reviewed by the Housing Committee on July 25, and was approved by the City Council on September 4. Because the site is partially in Oakland, a Memorandum of Agreement will be needed. This will be coordinated with Oakland staff in conjunction with the joint processing of the Maz Building project across the street (see above). On October 17, Senior Planner Miroo Desai attended a “bidders’ summit” along with staff from the Economic Development and Housing and Public Works departments and answered zoning questions related to the site.

**Mid-Block Pedestrian Path at Escuela Bilingüe Internacional.** On September 27, the Planning Commission approved the design of a mid-block pedestrian path connecting 45<sup>th</sup> and 47<sup>th</sup> Streets along the eastern property line of Escuela Bilingüe Internacional (EBI) school. Design and construction of this pedestrian path was one of the conditions of approval of EBI’s conditional use permit, which was approved on appeal by the City Council on May 19, 2011. The major item of discussion at the Planning Commission meeting was regarding the citizen request for security gates. The conditions of approval, as established by the City Council, only require gates to be installed if there are security problems in the future after the path is built. Neither the Commission nor the City Council has the legal authority to modify this condition, and EBI is not willing to voluntarily install gates at this time. Thus, the path will be constructed without gates, and gates will only be installed in the future if the City Council so directs, based on security concerns. Adjacent neighbors John and Kairee Tann filed an appeal of the Commission’s approval of the path design on October 10 followed by a supplemental appeal letter submitted on October 29. The Planning and Building Director, Chief Building Official, and Plans Examiner met with the appellants to discuss the concrete block wall along the property line on October 25, and staff from Planning and Building, Sergeant Fred Dauer from the Police Department, and the City Attorney met with the appellants and the applicant on October 30 to discuss various issues of the appeal. At its November 6 meeting, the City Council will consider setting a hearing date for the appeal.

**Art.com Signs.** On February 23, the Planning Commission approved two new signs facing north and south near the top of the high-rise building at 2100 Powell Street. These signs consist of

individual letters made up of matrices of LED lights that can be illuminated in various colors and programmed to display images and animation. The conditions of approval only allow the signs to be solid colors, with only one color being displayed on each sign during any 24-hour period. Four 24-hour periods are allowed per year during which the signs may display static, non-animated images, such as an American flag or fireworks for the Fourth of July, with prior staff approval. Since the signs have been installed, several residents of Pacific Park Plaza have complained that they are too bright. Art.com has taken steps to dim the signs, but the complaints persist. The Planning Commission discussed this at their August 23 meeting, and considered initiating the revocation/modification process at their September 27 meeting. At the request of Art.com, the item was continued to a special meeting two weeks later, on October 11, to allow them additional time to attempt to develop an acceptable solution to the problem. As noted above, the Commission was unimpressed with Art.com's efforts and, on October 11, voted unanimously to adopt the order to initiate an action to revoke or modify the sign permit, and set the date for an evidentiary hearing for a special Planning Commission meeting on Thursday, November 29.

**Pixar Storage in Level(3) Building.** Pixar is proposing to lease a portion of the unused space in the Level(3) building at 53<sup>rd</sup> and Hollis Streets to store their archives and reference material. This will require a conditional use permit from the Planning Commission. On August 22, staff attended a meeting of the Emery Bay Village homeowners association at which Pixar presented their proposal. No major concerns were expressed by the homeowners. As noted above, the Planning Commission held a study session on October 25, and the Development Coordinating Committee discussed the proposal on October 31. A Planning Commission decision hearing is scheduled for December 13.

**AC Transit Hydrogen Fueling Station.** On May 4, a hydrogen leak and fire occurred at the AC Transit hydrogen fueling station on 45<sup>th</sup> Street. A conditional use permit and design review had previously been approved for this facility by the Planning Commission in January 2009, and the facility began operation in September 2011. The leak resulted in the evacuation of nearby properties, including Pixar, Emery Secondary School, and Emery Bay Village, and the closure of San Pablo Avenue between 40<sup>th</sup> and 53<sup>rd</sup> Streets for a about three hours. AC Transit has spent the last several months investigating the incident, determining how to repair and modify the station, and planning for its reopening. On September 11, they met with staffs of the Planning and Building divisions to review the code requirements and building permit process for making modifications to the station. On September 18, a larger meeting was held to review the Risk Assessment analysis of the station, the proposed modifications to the station, and AC Transit's Emergency Response Plan. This meeting, held in the Council Chambers, was attended by AC Transit, Linde (manufacturers of the facility), City staff, Alameda County Department of Environmental Health, Alameda County Fire Department, the California Fuel Cell Partnership, Sandia National Laboratories, and California Air Resources Board. On October 12, the City Manager and Planning and Building Director held a conference call with the California Air Resources Board to discuss the issue. As noted above, an informational report was presented to the City Council on October 16, with the Council expressing no objections or serious concerns. A "town hall" meeting for the community is scheduled for the evening of November 15 in the Garden Level of Old Town Hall. Meanwhile, a building permit application for the repair work,

which involves replacing some valves and increasing the height of some vent stacks, was submitted on October 15 and issued on October 25.

**Sherwin Williams Site.** Remediation of the Sherwin Williams former paint factory site was completed in March. Now that the site is clean, it is a prime development opportunity, and we understand that Sherwin Williams is entertaining offers from a number of developers. Several of them have come in to meet with the Planning and Building Director and Economic Development and Housing Director to discuss the City's vision and regulations for the site, including SRM Associates-Thompson/Dorfman on October 11, Avalon Bay on October 18, Archstone on October 19, and Trammel Crow on October 22. Meetings with Civic Ventures and Pulte are scheduled for early November.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**Klinknerville Improvements, 6315 Doyle Street.** A minor design review permit to refurbish an existing industrial building, including adding three new parking spaces, new landscaping, and creating two interior tenant spaces, was approved on October 3.

**Jones Rear Addition, 1046 45<sup>th</sup> Street.** A minor design review permit to construct a new rear addition to an existing house was approved on October 22.

**Subway Door Relocation, 6472 Hollis Street.** A minor design review permit to relocate the entry doors from the Hollis Street side to the 65<sup>th</sup> Street side of this corner unit was approved on October 30.

## ADVANCED PLANNING PROJECTS

**Zoning Update.** As noted above, a joint City Council/Planning Commission study session was held on October 30 to discuss the draft Planning Regulations. Meanwhile, the staff Technical Advisory Committee discussed comments from the community meeting, and staff put the draft ordinance on the City website (<http://emeryville.org/zoningupdate>), checked cross references, and wrote an Activity Guide article on the proposed regulations. Suggested revisions to the draft regulations identified by the Council and Commission, staff, and the public will be presented to the Zoning Update Steering Committee November 15, at which time the Steering Committee is expected to vote to recommend adoption of the new Planning Regulations, with whatever revisions they deem appropriate, and then to vote to disband. The new regulations are then scheduled to be reviewed and approved by the Planning Commission on December 13, with the first reading of the adoption ordinance scheduled for the City Council's January 15 meeting and final passage on February 5. Assuming this schedule is adhered to, the new regulations will go into effect on Friday, March 8, 2013.

**Family Friendly Housing.** On October 29, Planning and Building and Economic Development and Housing staff met to discuss fine-tuning of the "family-friendly" housing criteria. This will result

in some revisions to the draft Planning Regulations “bonus” point system, and to the Emeryville Design Guidelines family friendly housing guidelines.

**Housing Element.** The State is preparing guidelines for streamlined state review of Housing Elements for cities that start with the 2009-2014 Housing Element and show updates for the 2014-2022 Housing Element. Staff began updating the needs assessment chapter using 2010 Census data.

**Traffic Facilities Impact Fee (TIF) Update.** The project was put on hold pending completion of a study analyzing ways to improve the efficiency of the Emery Go-Round bus system. Staff participated with the consultant and Transportation Management Association in a tour of recommended route and stop changes. This study has now been completed and its recommendations have been incorporated into the Traffic Facilities Impact Fee study. Staff met with Fehr and Peers on October 31 to discuss next steps and also analyze the list of potential projects to be included in the TIF program. Recommended improvements that are not included in the Traffic Impact Fee will be added to the Capital Improvement Program for alternate funding. The study will be presented to the Transportation Committee on January 22, and a Planning Commission study session is scheduled for January 24, followed by a City Council study session on February 19. The Commission will make a recommendation at their March 28 meeting with City Council adoption scheduled for April 16.

**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-One Bay Area Grant Program (OBAG).** Staff reviewed the Metropolitan Transportation Commission and Alameda County Transportation Commission (ACTC) versions of a Complete Streets policy that cities must adopt by the end of January to qualify for One Bay Area Grant funding. Staff also checked ACTC’s Priority Development Area development readiness information, which will be used in awarding OBAG funding.

**Emeryville-Berkeley-Oakland Transit Study.** This project, funded by a \$250,000 Caltrans grant, will study transit and land use options in West Oakland, Emeryville and West Berkeley and is expected to get underway in February. Staff discussed advisory committee composition, for Council consideration on November 6. An intern began drafting a contact list and a request for proposals for a consulting team to prepare the study. Staff also met with BART staff on October

31 regarding planning for “last mile” transportation between BART stations and passengers’ ultimate destinations.

**Adapting to Rising Tides.** Planning staff is participating in this pilot study, staffed by the San Francisco Bay Conservation and Development Commission (BCDC) and the National Oceanic and Atmospheric Administration (NOAA) to study effects and adaptation to sea level rise between Emeryville and Hayward. The working group, including staff from cities and agencies in the subregion, met on October 10 in San Leandro, discussing how to use vulnerability information for several systems in each area to set priorities for adaptation actions. GIS files of projected high tides, storm surge and storm wind waves in 2050 and 2100 (maps of which were published in February) have been made available to cities in the subregion.

**Significant Structures.** As noted above, the Planning Commission approved the ordinance on October 25. Staff subsequently held field meetings with owners of two large complexes regarding designating only some portions of their properties as significant. The City Council is expected to consider the ordinance on November 20.

**Park Avenue District.** Staff did field work and met with Economic Development and Housing staff regarding ways to activate Park Avenue. Staff also sent letters to residents of unrepresented residential buildings in the district regarding a vacancy on the Park Avenue District Advisory Committee.

**Implementation of Landscaping Regulations.** On October 3 and 17, East Bay Municipal Utility District staff met with Planning and Public Works staff for training on how to check irrigation plans for compliance with the Water Efficient Landscape Ordinance.

**Street Tree Policies.** As previously reported, a Planning Commission study session on the City’s policies on street trees was held on September 27. Based on the Commission’s recommendations, staff has prepared a report for presentation to the City Council at a study session on November 6.

## BUILDING DIVISION

### Permit and Inspection Activity

The attached tables summarize the fourth month of fiscal year 2012-2013 for building permit and inspection activity. The month of October continues a proportionate amount of development activity for building permits and inspections compared to the unstable volatile economy experienced for the last several fiscal years. For October, a total of 49 permits have been issued, based on a total valuation of almost \$2.7 million and generating a little over \$116,000 in fees. During the same period, 395 inspections have been conducted. Field inspection totals of 110 (28%) were related to major projects and 285 (72%) were ongoing routine inspections such as tenant improvements and remodels, including residential, field staff consultations and code enforcement administrative/inspection duties.

## Major Projects

The Ambassador Building project for three buildings is underway accounting for four to six hours of field inspections per day. Building permits for the Parkside (formerly “Papermill”) residential-live/work project have been issued and the building permit for the adjacent City park/parking lot reconfiguration is under review. The Marketplace Redevelopment Phase 1 (64<sup>th</sup> and Christie) residential project demolition is complete, and the foundation/grading permits are ready for issuance; the building permit application for the superstructure of the building is under review and expected to be issued within the next few months. The Emery Station Greenway building shell is almost complete with the first tenant improvement, “The Bureau” restaurant, permitted for construction. Construction continues for other major projects including Bakery Lofts IV (18 units), Bridgewater remodel, podium renovation (63 units); Liquid Sugar (construction defects); the Courtyards at 65<sup>th</sup> (construction defects); Andante mechanical chases (construction defects); Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope remediation); and Public Market site improvements. The Building Division anticipates new development projects in fiscal years 2012-2014 including City Storage, Emery Station West/Transit Center, Pak ‘n Save Upgrade, 39<sup>th</sup> and Adeline Project, and Hollis Street Pedestrian Bridge which will link the EmeryStation East and EmeryStation Greenway lab buildings.

## 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 October the Director of Planning and Building received two questionnaires, both indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

## Pre-Submittal Meetings

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

- **Foster Wheeler Biokinetics** – 2000 Powell Street, 5<sup>th</sup> floor; tenant improvements, lighting.
- **Bayer** – 5885 Hollis Street, Room 3033; lab improvement.
- **WarGaming.net** – 1480 64<sup>th</sup> Street, 3<sup>rd</sup> floor; demolition.
- **Med America** – 2100 Powell Street, 7<sup>th</sup> and 9<sup>th</sup> floor; tenant improvements.

- **Watergate Building B** – 3 Commodore Drive; utility walkway, stairs, improvements.
- **Daryl Rush Builders** – 3631 San Pablo Street; repair storefront.
- **AC Transit** – 1177 47<sup>th</sup> Street; equipment replacement for hydrogen fueling station.
- **Watergate Building B** – 3 Commodore Drive; electric vehicle charging system.
- **5858 Horton Street** – Private sewer lateral replacement.
- **4220 Adeline Street** – Private sewer lateral replacement.
- **6601 Shellmound Street** – Private sewer lateral replacement.
- **4408 Adeline Street** – Private sewer lateral replacement.
- **5959 Vallejo Street** – Private sewer lateral replacement (5 total.)
- **Marketplace** – 5905-6005 Shellmound Street; private sewer lateral replacements.
- **Ambassador Housing; Buildings A, B, C** – 36<sup>th</sup> and Peralta Streets; rental housing units, foundation, stormwater.
- **Emeryville Marina** – 3310 Powell Street; resurfacing Central Basin docks.
- **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.
- **Parkside Apartments (formerly Papermill)** – Powell/Hollis/Doyle/Stanford; 176 residential units (including 168 apartments and 8 live-work units), 10,222 square feet of retail, 299 parking spaces. Includes a new park on north side of Stanford Avenue.

## Construction Meetings

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

- **Ambassador Housing** – 36<sup>th</sup> and Peralta Streets.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building.
- **Marketplace Redevelopment Phase 1** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **Parkside Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.

## 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.
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building (“substantial completion letter” issued September 7, 2012).
- **Parkside Apartments** - Powell/Hollis/Doyle/Stanford; demolition, grading, shoring, bracing of existing brick wall.
- **Ambassador Housing** – 36th and Peralta Streets; building construction.
- **Bakery Lofts Phase IV** - 53rd and Adeline Streets; building construction.

- **Marketplace Redevelopment Project, Phase I** – 64<sup>th</sup> and Christie; demolition, grading, excavation.

### 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 October:

- **Ma's Investment, LLC** – 3996 San Pablo Avenue, Suite E (CO)
- 18 sub permit types (final)

### Fast Track Plan Check

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

- Same day plan check/permit issuance (fast track) for 22 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 14 applications submitted.

### Contacts and Inquires

Building Division staff fielded a total of 172 counter contacts and 124 telephone queries in October.

### Field Inspections

The Building Division continues to observe consistency in the amount of inspection requests for October. 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 395 inspections in October. Requests for this month average 197 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> staff) or 9 inspections per day per inspector. Average inspection times vary based on the type of each project. For example, a water heater replacement/furnace replacement inspection may take 10-20 minutes while some of the larger complex development projects such as the Ambassador project accounts 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.

### Code Enforcement/Graffiti Abatement

As a result of the elimination of the Community Preservation Officer, the Building Division has responded to code enforcement queries from the public and provided resolution for cases. The

process to respond to various cases can sometimes be lengthy in time as due process, correspondence, and replies from property owners and investigation from the Chief Building Official to establish guidelines for corrective measures of compliance are necessary. The Chief Building Official must attempt to follow up in a timely manner to ensure that these sensitive cases are abated. The following cases were handled in October:

- 4 graffiti cases
- 1 code enforcement (Building Code) related case was abated.
- 2 property owner/tenant disputes.
- 13 telephone contacts relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

### 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 requests (AMMR) 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. In addition to this daily and weekly coordination, the Building Division held a staff meeting on October 12 to discuss various code issues.

### ADMINISTRATION/OTHER

**American Planning Association (APA) California Chapter Conference.** Senior Planner Miroo Desai and Associate Planner Diana Keena attended the 2012 State APA conference in Rancho Mirage from October 21 to 24. Sessions attended included the upcoming State Housing Element guidelines, multicultural outreach, healthy communities (health benefits of walking to transit), parking in affordable housing (high daytime occupancy, working with managers to get high survey returns), supervising employees, new Climate Action Plans in light of CEQA streamlining (air district guidelines expected in December, conference in February, Richmond ordinance), technology in urban mobility (decrease in solo driving), incentivizing provision of community benefits (affordable housing, public parking, public open space), and redevelopment funding replacements (new market tax credits, recording fee housing fund bill, tax increment transit corridors, maintenance districts, parking benefit districts). Ms. Desai helped in the organization and facilitation of the 2012 Diversity Summit session held on October 21<sup>st</sup>, and was also appointed to be on the State APA Board as the Diversity Director representing northern California.

**California Association of Code Enforcement Officers (CACEO) Conference.** The Chief Building Official attended the annual CACEO conference October 23-26 in Anaheim. Courses of training included dealing with foreclosures and abatements which addressed vacant, neglected properties that attract nuisance activity, crime and reduced property values and suggested

creative tools for Code Enforcement Officials for abatement in most cases. Regulations and codes were also addressed with feedback from the attendees of common practices and applications for compliance. A course in Receivership Abatement Program placed emphasis on the administration work necessary to support a successful receivership petition. The course demonstrated why in many instances receivership is the only remedy that can be used to abate violations while preserving housing. Finally, there was an overview of the National Pollutant Discharge Elimination System (NPDES) and the Clean Water Act, followed by breakout sessions amongst various jurisdictions to discuss ordinances and training of field staff for inspection purposes.

**California Building Officials Education Week.** Building Division staff attended the annual Education Week held in San Ramon October 15-18. These events provide courses in a variety of topics which enable the staff to review administration, inspections, case studies, and updates for code administration. The courses and schedules were carefully chosen to allow optimum educational opportunities for all participants.

**Alameda County Planning Directors Meeting.** On October 19, the Planning and Building Director attended a meeting of the Planning Directors of Alameda County in Hayward, hosted by the City of Newark. A presentation on economic development and regional planning was made by Karen Engel, Executive Director of the East Bay Economic Development Alliance. This was followed by a discussion of the One Bay Area Grant (OBAG) process and “peer sharing” of planning activities in the various cities of Alameda County.

**West Oakland Specific Plan.** On October 17, Assistant Planner Arly Cassidy attended a West Oakland Specific Plan Steering Committee meeting. The Committee discussed a draft of the goals, objectives, strategies and actions for the plan, and was briefed on the upcoming schedule. A complete draft plan will be issued by early January 2013, with the goal of getting a final plan approved by April 2013. A Notice of Preparation (NOP) will be issued by the end of October 2012 for the Environmental Impact Report that will be prepared for the plan.

**Bicycle Friendly Community Application.** Emeryville is now rated “bronze” as a Bicycle Friendly Community! Assistant Planner Arly Cassidy worked with Associate Planner Diana Keena, and Peter Schultze-Allen and Mike Roberts of Public Works, to complete and submit a detailed application to the League of American Bicyclists. The award was officially announced on October 18.

**Grants Coordination.** Planning staff attended the monthly interdepartmental grants coordinating meeting on October 18, at which future grant application prospects, submitted grant applications, awarded grants, and related topics were discussed.

**Cost Recovery.** Most major planning applications are funded through a “cost recovery” system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on October 31 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

**Permit Tracking System and GIS.** CRW TRAKiT, the Planning and Building Department’s permit tracking software, has now been live for over two years, since September 2, 2010. Staff has been using the software to track permits as they travel through the application process. Staff met on October 10 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Planning project attachments have been optimized back into 2000, and an intern downloaded sea level rise files in to the City GIS. Following a demonstration and evaluation, staff has decided to add the “CodeTRAK” module and GIS integration to our TRAKiT software. This will allow us to track code enforcement cases as easily as we can now track building and planning permits, and to pull up planning and building permits by selecting a parcel on a map. The contract was approved by the City Council on September 4 and finalized on October 12; a “kick-off” phone call with CRW is scheduled for November 1, and the CodeTRAK module and GIS integration are expected to “go live” in March 2013. Like the rest of the TRAKiT system, this new module will be funded by the Technology Fee, a 0.1% surcharge on building permits. From October 24 to 26, Assistant Planner Arly Cassidy, Building Permit Technician/Plan Checker Courtney Barrett, and Building Inspector Charles Greer attended a CRW User Conference in San Diego. They learned about new modules available for the system, operating tools, and the upcoming new version of the system, and networked with other TRAKiT users from other cities in California and throughout the country. On October 22, Planning and Building staff met with the IT Manager, Finance Director, and Economic Development and Housing Director to discuss the City’s ability to take credit card payments, and implementation of “e-TRAKiT”, the on-line version of TRAKiT that will allow customers to file applications electronically via the City’s website.

**Intern.** Cal in Local Government (unpaid, for-credit, undergraduate) intern Alex Jonlin joined the staff for one afternoon a week. He will be helping with the Emeryville-Berkeley-Oakland Transit Study.

## 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-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	17	17	17	17									68
Plumb., Elec., Mech.	34	26	47	25									132
Fire	15	13	7	7									42
<b>MON. TOTALS</b>	66	56	71	49	0	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	242
<b>VALUATION</b>													
Residential	\$212,052	\$879,677	\$41,699,262	\$16,700									\$42,807,691
Sub Permits	\$529,503	\$4,249,034	\$840,184	\$353,152									\$5,971,873
Commercial	\$1,877,866	\$1,261,060	\$3,360,132	\$2,288,239									\$8,787,297
<b>MON. TOTALS</b>	\$2,619,421	\$6,389,771	\$45,899,578	\$2,658,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$57,566,861
<b>FEES COLLECTED</b>													
General Plan	\$11,598.39	\$35,463.11	\$229,894.75	\$13,692.99									\$290,649.24
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00	\$132.00									\$2,429.00
Technology Fee	\$2,319.67	\$7,092.62	\$45,978.95	\$2,738.59									\$58,129.83
Building Permit	\$16,153.15	\$21,797.74	\$360,608.43	\$19,111.31									\$417,670.63
Plan Review	\$36,019.25	\$27,116.70	-\$40,505.54	\$47,419.53									\$70,049.94
Energy Review	\$3,042.25	\$507.41	-\$10,821.05	\$7,655.92									\$384.53
Electrical Permit	\$5,050.59	\$4,692.15	\$78,150.74	\$3,822.31									\$91,715.79
Plumbing Permit	\$3,143.06	\$4,825.44	\$66,444.07	\$3,876.28									\$78,288.85
Mechanical Permit	\$1,829.45	\$445.15	\$66,117.17	\$2,796.76									\$71,188.53
S.M.I.P.	\$384.02	\$511.60	\$9,462.48	\$491.40									\$10,849.50
Microfiche	\$170.31	\$582.65	\$3,645.32	\$186.23									\$4,584.51
Fire Dept. Fees	\$6,190.54	\$4,242.55	\$128,635.89	\$9,528.74									\$148,597.72
Sewer Connection	\$0.00	\$0.00	\$92,979.01	\$387.00									\$93,366.01
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
Traffic Impact	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
School	\$0.00	\$0.00	\$573,826.92	\$0.00									\$573,826.92
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00									\$0.00
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03	\$9,025.00	\$4,532.00									\$60,303.03
<b>MON. TOTALS</b>	\$89,999.68	\$150,358.15	\$1,615,305.14	\$116,371.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$1,972,034.03

**BUILDING DIVISION INSPECTION LOG FY 12/13**

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2012-2013												TOTAL
				Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	20%	33	44	38	66									181
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	0%	0	1	0	23									24
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	87%	5	2	3	10									20
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	0									6
EMERYVILLE MARINA-South Basin deck	\$2,225,280	11-Nov-09	100%	0	0	1	0									1
LIQUID SUGAR - Buildings C&D defects	\$1,475,729	16-Mar-10	100%	4	6	0	5									15
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	2	0	1									3
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	0%				5									5
64th and CHRISTIE APARTMENTS	\$38,500,000	Pending	0%													0
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280									889
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	14	19	12	5									50
				240	335	224	395									
<sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																1,194

**Planning and Building Department**  
Major Development Projects  
October 2012

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Gateway @ Emeryville</b> NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
<b>Bay Street "Site A"</b> NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Exclusive Right to Negotiate expired September 2012.						
<b>Hollis Street Pedestrian Bridge</b> Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
<b>Pixar Warehouse</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	PC study session 10/25/12. PC hearing 12/13/12.						
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session 4/26/12; second study session scheduled for 11/19/12; IS/MND being prepared.						
<b>Wells Fargo Bank Branch</b> NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing tentatively 12/13/12 pending design of Shellmound left turn lane.						
<b>Marketplace Redevelopment</b> Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>City Storage</b> NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. PC extension request scheduled for 12/13/12.				PC - 10/27/11		
<b>Emeryville Center for the Arts</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11.				PC - 9/22/11		
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. Two year extension approved by PC 6/28/12.				PC - 6/24/10		
<b>EmeryStation West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved project on appeal on 2/16/10. CC approved 2-year extension request on 2/7/12.				CC - 2/16/10		
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC second extension request scheduled for 11/20/12.				CC - 1/20/09		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Pak N Save Upgrade</b> 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11; expiration date extended to 3/27/13.			PC - 5/26/11			
<b>Escuela Bilingüe, Phase II</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Building permit application submitted 10/23/12.			CC - 5/19/11			
<b>Ocean Lofts</b> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permit application expired 7/18/12. Applicant intends to pursue project in the future.			CC - 4/17/07			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; waiting for construction to begin.			PC - 8/27/09			
<b>Marketplace Redevelopment</b> Phase I - 64th/Christie building	Residential - 193 units	Permit for grading and excavation issued 8/21/12. Building permit for foundation approved 9/4/12.			CC - 10/19/10			
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
<b>Parkside Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit issued 5/9/12.			CC - 11/20/07			
<b>EmeryStation Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			

**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**  
**October 2012**

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

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<p><b>Bay Street - Site B</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. Exclusive Right to Negotiate expired in September 2012.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p><b>Marketplace Redevelopment</b> Phase I – 64<sup>th</sup> and Christie Building, Southeast corner of 64<sup>th</sup> Street and Christie Avenue FDP08-02</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. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p><b>Marketplace Redevelopment</b> Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03</p>	<p>Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175-foot tall building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

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<b>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant 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.	BRE Properties John Wilde (415) 445-6578
<b>RESIDENTIAL AND LIVE- WORK PROJECTS</b>			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue UP07-09, DR07-15	Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.	Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see 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.	Sasha Shamzad MRE Commercial (510) 849-0776

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<p><b>Parkside (formerly Papermill) Project</b>            Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue            UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant 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. Received building permit application for the Papermill Park on July 5, 2012. Issued permits for demolition, grading and shoring on August 21, 2012. Issued building permits for all buildings on September 14, 2012. Groundbreaking ceremony held October 11, 2012. Demolition nearly complete.</p>	<p>Amir Massih            Archstone Smith            (510) 235-1170</p>
<p><b>Baker Metal Live-Work</b>            1265 65<sup>th</sup> Street            UP07-09, DR07-15</p>	<p>Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.</p>	<p>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.</p>	<p>Sasha Shamzad            MRE Commercial            (510) 849-0776</p>

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<p><b>Bakery Lofts Phase IV</b>  Southeast corner of 53<sup>rd</sup> and Adeline Streets  UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland 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. Project is under construction.</p>	<p>John Protopappas  Madison Park Financial  (510) 452-2944</p>
<p><b>Krubiner Prefabricated House</b>  5507 Beaudry Street  UP08-01, DR08-01</p>	<p>Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.</p>	<p>Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, 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.</p>	<p>Seth Krubiner  (415) 602-3326</p>

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<p><b>Ambassador Housing</b>            36<sup>th</sup> &amp; Peralta Streets            UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36<sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36<sup>th</sup> and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting 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><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue            UP06-12 and DR06-19</p>	<p>Construction of a 101-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. Second extension request to be considered by City Council on November 20, 2012.</p>	<p>Zachary Goodman            Murakami Nelson,            Architects            (510) 444-7959</p>

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<b>Ocean Lofts</b> 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. Permit applications were approved and ready to issue but expired on July 18, 2012. Owner still intends to continue the project in the future. Tree removal permit for street tree approved by Planning Commission on September 27, 2012.	
<b>OFFICE/HIGH TECH PROJECTS</b>			
<b>Wells Fargo Bank Branch</b> Northwest corner of Shellmound Street and Christie Avenue DR11-024	New 4,995 square foot bank branch office.	Planning Commission study session held October 27, 2011. Design review application filed January 30, 2012. Public hearing tentatively scheduled for December 13, 2012, pending design of Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228

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<b>EmeryStation Greenway</b> 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency 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 <sup>st</sup> floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012.	
<b>OTHER</b>			
<b>City Storage</b> Northeast corner of 40 <sup>th</sup> and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission’s approval is now final. Planning Commission scheduled to consider extension request on December 13, 2012.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Hollis Street Pedestrian Bridge</b> Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964

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<b>Fire Station #2</b> 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
<b>Pak N Save Upgrade</b> 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011. Permit approval pending Public Works and ADA sign-offs as of July 7, 2012. Request granted by Chief Building Official to extend building permit application expiration date to March 27, 2013.	Jason Gomes Safeway, Inc. (925) 467-3000
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District. 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; second study session scheduled for special meeting on November 19, 2012.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314
<b>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
<b>Pixar Warehouse</b> 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Planning Commission public hearing and decision scheduled for December 13, 2012.	Craig Payne Pixar Animation Studios (510) 922-3090

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<p><b>Escuela Bilingüe</b>            4550 San Pablo Avenue            UP10-007</p>	<p>Pre-K through 8<sup>th</sup> grade private school in existing 28,000 square foot Emeryville Farms building.</p>	<p>Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. On May 21, 2012, received building permit application for Phase 1.5; building permit issued on June 12, 2012. Received permit application on July 16, 2012 for exterior play area in parking lot and issued permit on July 30, 2012. Exterior play area work completed on September 21, 2012. Received building permit application for Phase 2 on October 23, 2012.</p>	<p>John Horsh            (510) 872-6182</p>
<p><b>Emeryville Center for the Arts</b>            4060 Hollis Street            DR07-05</p>	<p>Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Emeryville Historical Society, and related uses.</p>	<p>City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011. Planning Commission approved project on September 22, 2011.</p>	<p>Sheila Bergman            Executive Director            (510) 601-0520</p>