



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: March 1, 2013

TO: Patrick D. O’Keeffe, City Manager

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

SUBJECT: **PROGRESS REPORT – FEBRUARY 2013**

HIGHLIGHTS OF THE MONTH

The new Planning Regulations were adopted by the City Council on February 5 and will take effect on March 7. Staff printed and distributed the final document, posted it on our website, updated application forms, began updating the Master Fee Schedule, and prepared for staff training.

Development activity continued to gain strength in February, as a community meeting and Planning Commission study session were held for the proposed 3800 San Pablo Avenue Mixed Use (“Maz Building”) Project, developer selection was announced for the Sherwin Williams site, foundation work began on the 64th and Christie residential project, and construction continued on the Parkside Apartments, Ambassador Housing, and Bakery Lofts IV projects. Building inspections were up 35% in February compared to the July-December monthly average. All of this development activity is hopefully an indicator of an improving economy.

Planning for the Emeryville Center of Community Life is moving forward. Project architects continue to work on the schematic design and, in February, the City Council passed resolutions exempting the project from the City’s art and green building requirements, approving a payment of \$21.2 million in bond proceeds, and authorizing the City Manager to respond to the state-mandated Request for Proposals for the City to jointly occupy the facility with the School District. Staff began reviewing a draft traffic study. A Mitigated Negative Declaration is in preparation and a Planning Commission public hearing is tentatively scheduled for April 25.

Two General Plan Amendments to delete mid-block pedestrian and bicycle paths were reviewed by the Bicycle/Pedestrian Advisory Committee and Planning Commission in February. Final decisions on these will be made by the City Council on March 19.

The Chief Building Official attended the 51st California Building Officials (CALBO) Annual Business Meeting in Napa from February 18 to 23.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

February 5, 2013

Emeryville Center of Community Life. The City Council passed two resolutions exempting the ECCL project from the City's "Art in Public Places" requirement, and from the City's LEED Gold Green Building standards. It was noted that the California Building Code energy requirements, with which the project must comply, are essentially equivalent to LEED Silver.

Ambassador Housing Project. In response to neighbor concerns, the Council heard an informational report on the project, concluding that it is being constructed in accordance with the plans approved by the Planning Commission.

Elections. The Council introduced an Ordinance to move municipal elections to even-numbered years and to extend all existing Councilmembers' terms by one year. This ordinance was passed on second reading on February 19. Thus, there will be no municipal election in 2013; the next one will be in 2014.

Planning Regulations. The City Council passed the second reading of an Ordinance to implement the General Plan by repealing Emeryville Municipal Code Title 9, "Planning and Zoning", replacing it in its entirety with a new Title 9, "Planning Regulations", and making other related modifications to the Municipal Code. The new regulations will take effect on March 7.

February 19, 2013

Star Intersection. The City Council approved a contract with HQE for engineering and design services for improvements at the "star intersection" of San Pablo Avenue, Adeline Street, and West MacArthur Boulevard that are being funded with a \$4.5 million "Safe Routes to Transit" grant.

Bicycle Planning. The Council passed a resolution accepting the 2012 National Association of City Transportation Officials (NACTO) Urban Bikeways Design Guide as an official City reference document.

Emeryville Center of Community Life. The City Council, acting as the Successor Agency to the former Redevelopment Agency, approved a payment of \$21.2 million in bond proceeds for the Center of Community Life on a 4-1 vote with Councilmember Asher voting "no". The Council also unanimously authorized the City Manager to submit a response to a Request for Proposals that the School District has issued for the joint occupancy of the ECCL facility. This is a formality that is required by the state law that allows cities to share facilities with school districts.

Site B. The Council, acting as Successor Agency, approved a contract with Keyser Marston for conceptual plans and property valuations for Site B (the City-owned vacant parcel north of Bay Street), as part of the State-mandated “Property Management Plan.” The vote was 3-2, with Councilmembers Asher and West voting “no”. Any future development on Site B will require Planning Commission approval.

PLANNING COMMISSION

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

Escuela Bilingüe Internacional Pedestrian Path. The Commission voted to recommend City Council approval of a General Plan Amendment and an amendment to the Pedestrian and Bicycle Plan to delete the pedestrian path connecting 45th Street and 47th Street along the eastern property line of Escuela Bilingüe Internacional. The vote was 4-0 with Commissioners Tann and Steinberg recused and Commissioner Moss absent.

Emeryville Center of Community Life Pedestrian and Bicycle Path. The Commission voted not to recommend City Council approval of a General Plan Amendment and an amendment to the Pedestrian and Bicycle Plan to delete the pedestrian and bicycle path connecting 47th Street and 53rd Street along the western property line of the proposed Emeryville Center of Community Life. A motion to deny the request passed on a 4-1 vote with Vice Chair Cardoza voting “no”, Commissioner Tann recused, and Commissioner Moss absent. The Commissioners said they thought it was premature to delete the path from the General Plan without attempting to design it first, as Escuela Bilingüe Internacional did.

AT&T Blackdot Wireless Extension. The Commission approved a request for a one-year extension of a minor design review permit and variance at 1255 Powell Street, originally approved on appeal by the Planning Commission on October 27, 2011. The application involves installation of new antennae on the water tower at Powell and Doyle Streets and construction of two new shelters to the south side of the building for equipment cabinets and trash. A variance was required for the removal of one parking space.

Massage Use at Andante. The Commission approved a Zoning Compliance Review for a new massage use on the ground floor of the Andante residential development, as required by the Conditions of Approval of the Andante project approved by the Planning Commission in 2001. The use would occupy the storefront at 3996 San Pablo Avenue, Unit G and would utilize the shared commercial parking within the existing garage.

3800 San Pablo Avenue Mixed Use Project (“Maz” Building). The Commission held a study session on a proposal to reuse an existing 25,000 square foot building for commercial uses and to construct a new 100-unit rental apartment building and parking structure on the existing surface parking lot to the east, on the site of the “Maz” building at 3800 San Pablo Avenue. The site is partially in Oakland, and the City of Oakland has agreed that Emeryville may take the lead on all planning and building permits. In general, the Commissioners felt that the project was an exciting one, and expressed a preference for additional two and three bedroom units. An art gallery was suggested as a potential use for the ground space. A green roof was suggested for

the existing building in order to mitigate the glare that would be seen from the proposed residential building and to provide open space. Concern was expressed regarding the massing of the building and that a few more elevations were needed in order to accurately assess its appearance. The Commission commented on the need to provide a more detailed design for the public plaza and in general provide more open space that would be available to the public. A suggestion was made to move the residential lobby and the flexible space from the south side to the corner of 39th and Adeline Streets in order to shorten the walk to the bus stops on 40th Street. Bike lockers were seen as a better method of providing secured bike parking. Public improvements and energy efficiency were identified as preferred categories for obtaining bonus points for the proposed height, floor area ratio and residential density.

General Plan Annual Progress Report. The Planning Commission approved the annual progress report on implementation of the General Plan, including the Housing Element, in Calendar Year 2012, for submittal to the Governor's Office of Planning and Research and the California Department of Housing and Community Development. Of the 79 implementing actions in the General plan, 69 were worked on in 2012, three were completed earlier, two will be started in 2013, and five are in the 2014-2020 timeframe. In 78% of the Housing Element period, building permits have been issued for 57% of the planned housing units. It should be noted that, due to the recent downturn in the housing market, very little residential construction has occurred in recent years; however, that trend is now reversing with more than 450 units currently under construction and more on the horizon. The report will be considered for approval by the City Council on March 19.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

At its February 13 meeting, the committee recommended adding a limited number of short-term parking spaces on Park Avenue between Halleck and Hubbard streets, and discussed potential events on the Park Avenue Plaza. The committee member representing Sherwin Williams announced that they have selected SRM Associates-Thompson/Dorfman as the developer of the site. Bruce Dorfman of Thompson/Dorfman and Joe Ernst of SRM were introduced.

COMMUNITY PRESERVATION COMMITTEE

The committee did not meet in February. Its next regular quarterly meeting will be on Wednesday, April 24.

TRANSPORTATION COMMITTEE

At its February 26 meeting, the committee discussed the City's existing Residential Permit Parking Program and how it might provide relief for residents from the newly painted green zones. A proposal to stencil the applicable times of the green zones (8 a.m. to 5 p.m.) on the curbs will be brought back at the next meeting. The Committee recommended that the City Council direct staff to look into modifying the existing permit program. The Committee forwarded two recommendations from the Bicycle/Pedestrian Advisory Subcommittee on to the Council: that the yellow loading zone on Horton north of 59th Street be removed and

placed on 59th Street east of Horton, and that the taxi zone currently in that spot be moved to the Amtrak station. The Transportation Committee recommended approval of the installation of three new green curb spaces on Park Avenue in front of the Emeryville Warehouse Lofts, and continued a proposal to remove the white curb in front of Ralph Hawley School on 61st Street until the next meeting.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its February 7 meeting, the Bicycle/Pedestrian Advisory Subcommittee deferred the election of its chair until the next meeting; heard a presentation on One Bay Area Grants and improvements to the “star intersection” of San Pablo Avenue, Adeline Street, and West MacArthur Boulevard; and heard an update on Bicycle Boulevard signage. The BPAC considered two General Plan and Pedestrian and Bicycle Plan amendments to delete midblock paths. They voted 6-0 not to recommend deletion of the pedestrian and bicycle path connecting 47th Street and 53rd Street along the western property line of the proposed Emeryville Center of Community Life, and 4-2 not to recommend deletion of the pedestrian path connecting 45th Street and 47th Street along the eastern property line of Escuela Bilingüe Internacional. In both cases, the BPAC cited the “greater good” of the community vis-à-vis safety concerns expressed by neighbors. In the case of the ECCL path, the BPAC felt that it should be possible to design the path to be narrower at the south end so as not to impact the existing ECCL swimming pool deck.

COMMUNITY EVENTS COMMITTEE

At its February 13 meeting the committee approved a wedding application at Marina Park for September 8 and Spring Fest, a City event, at the Marina on March 16.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on February 13 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, Police, and Fire departments discussing the following issues:

3800 San Pablo Avenue Mixed Use Project (Maz building) and Rain Garden Design, San Pablo/West MacArthur/Apgar. The committee reviewed a proposed mixed use project that would reuse the existing Maz building for commercial uses and construct a new 100-unit rental apartment building and parking structure on the parking lot to the east. In conjunction with this, the committee also took another look at the proposed “rain garden” in the adjacent public right-of-way on West MacArthur Boulevard that had been reviewed at the last DCC meeting. Building and fire code issues were discussed and it was noted that the applicant needs to meet with the Building Division and Fire Department as soon as possible. It was noted that the applicant will need to construct portions of the rain garden that the grant will not pay for (such as curb ramps and crosswalks) and will need to maintain the rain garden following the initial two year period. Other comments included a need for further information on open space

design, trees, and stormwater treatment; that adjacent overhead utility wires should be undergrounded; that the project should make a financial contribution to the “star intersection” improvements; that a restaurant use will require a grease interceptor; concerns about maintenance of the proposed parking lifts; and a question as to whether the site will require remediation. As noted above, a study session was held by the Planning Commission on February 28, and the DCC comments were passed along to the Commission.

Escuela Bilingüe Pedestrian Improvements. As noted above, the Planning Commission has approved a General Plan Amendment to delete a pedestrian path adjacent to the Escuela Bilingüe Internacional (EBI) campus. The final decision on this will be made by the City Council on March 19. If approved, this amendment will require EBI to redesign their site plan to eliminate the path. It has been suggested that EBI be required to provide some other pedestrian amenities in lieu of the path, but such improvements have not yet been identified. The DCC brainstormed what those alternative pedestrian enhancements might be. Ideas included: moving the fence back along San Pablo Avenue and 45th Street to create a plaza similar to the one that Pixar built at Park Avenue and Hollis Street; “speed feedback” signs to slow traffic on San Pablo Avenue; new benches in Joseph Emery Park that are designed to prevent lying down; and constructing “Phase 3” of the Temescal Creek Park design, which would open up access to the park from Adeline Street. DCC members suggested that, whatever the alternative enhancements are, they should improve the pedestrian environment in the Triangle neighbor and be similar in cost to the path that EBI would not have to construct.

Proposed Massage Establishment at Andante. The Committee discussed a proposed massage use in Unit G of the retail space at 3996 San Pablo Avenue, in the Andante Mixed Use Project. Under the Andante project conditions of approval adopted by the Planning Commission in 2001, such a use must be reviewed by the Planning Commission. The DCC reviewed the proposal and did not identify any major issues or concerns. It was noted that all massage uses require approval and licensing by both the State and the Emeryville Police Department. As mentioned above, the Planning Commission approved the proposed massage use at their February 28 meeting.

Temporary Use Permit Process. There was a brief discussion about the proposed review and approval process for the new Temporary Use Permits that are included in the new Planning Regulations, and which will involve many of the departments represented on the DCC. It was decided to have a follow-up meeting on February 26. (See “Administration/Other” below).

CURRENT PLANNING PROJECTS

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

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

Commission study sessions were held on April 26 and November 19, 2012. As noted above, on March 5 the City Council passed two resolutions exempting the project from the City's "Art in Public Places" requirement, and from the City's LEED Gold Green Building standards, and on March 19 the Council approved a payment of \$21.2 million in bond proceeds for the project and authorized the City Manager to submit a response to a State-mandated Request for Proposals for joint occupancy of the facility. The site plan, as currently proposed, does not include a pedestrian and bicycle path along the western edge of the ECCL site as shown in the General Plan. At the request of the School District, the City Council on December 18 initiated a General Plan Amendment to eliminate this path from the General Plan. As noted above, in February both the Bicycle/Pedestrian Advisory Subcommittee and the Planning Commission recommended against this proposal; the final decision will be made by the City Council on March 19. On February 27, staff received a draft copy of the traffic report for the project. A draft of the Mitigated Negative Declaration is anticipated in early March.

3800 San Pablo Avenue Mixed Use Project (Maz Building). On January 24, an application was received from Holliday Development for a study session for reuse of the existing 25,000 square foot building for commercial uses and construction of a new 100-unit rental apartment building and parking structure on the existing surface parking lot to the east. A community meeting was held at the site on February 26, and, as noted above, the Planning Commission study session was held on February 28. The project was well-received at both meetings, with a desire expressed for more family-friendly units. The applicant will now be refining the design based on the community and Planning Commission input, and expects to submit a formal application within the next few months. Because the property is partially in Oakland, an agreement between both cities on how to process the project was needed. In December, such an agreement was signed by the City Manager of Emeryville and the Assistant City Administrator of Oakland granting jurisdiction to Emeryville for all planning and building permits, with review and comment opportunities by Oakland City 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, 2012, was approved by the City Council on September 4, 2012, and was issued on September 27, 2012. Developer proposals were due on January 14. Nine proposals were received and are being reviewed by staff. In May, the Housing Committee is expected to make a recommendation on which developer to select, and the City Council is expected to approve developer selection in May or June. Because the site is partially in Oakland, an agreement similar to the one for the Maz site (see above) will be needed. Such an agreement has been signed by the City Manager of Emeryville and was sent to the Assistant City Administrator of Oakland on January 10 for his signature.

Sherwin Williams Site. Remediation of the Sherwin Williams former paint factory site was completed in March 2012, and a "no further action letter" was issued by the State Department of Toxic Substances Control (DTSC) on January 23. As noted above, at the Park Avenue District Advisory Committee meeting on February 13 it was announced that Sherwin Williams has selected SRM Associates-Thompson/Dorfman as the developer of the site. These are the same developers who proposed a Planned Unit Development on the site about 10 years ago. They

will be in a “due diligence” period for 90 days, and expect to have a development proposal about 90 days after that. They plan to build primarily residential with some residential-serving commercial and some other retail, with the existing building being commercial. They anticipate essentially following the 2003 layout with a central green in the middle of a new street. They envision keeping the buildings generally to 55 feet in height and possibly getting bonuses to make some of them up to 75 feet, similar to the adjacent Emeryville Warehouse Lofts. They intend to discuss the project with the Planning Division mid-year, and hold community meetings in the latter half of this year. Because the site is over five acres, it will require approval of a Planned Unit Development by the City Council. Once the project is approved, it should take about two years to build.

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 2012. The unbuilt portion of Site A is north of Christie Avenue, is owned by Madison Marquette, and is already entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing Planned Unit Development (PUD). Site B lies between the unbuilt portion of Site A and Powell Street, and is owned by the City. Site B was planned to be developed with a Macy’s department store and parking structure and to be processed as a conditional use permit and design review. In light of the demise of the Redevelopment Agency, the City is now considering other options for the site. The site is included in the State-mandated “Long-Range Property Management Plan” for former Redevelopment Agency property, and, as noted above, on February 19, the City Council approved a contract with Keyser Marston for conceptual plans and property valuations.

City Storage. This proposal involves the conversion of an existing 32,291 square foot brick building at the northeast corner of 40th and Adeline Streets to 57,600 square feet of self-storage. The applicant would retain the existing brick facades and locate all parking and storage units inside the building. The proposal includes a single residential unit for the on-site manager and a small retail space at the corner as accessory uses. A second story of storage units and extensive landscaping work along Adeline is proposed. The Planning Commission approved the project on October 27, 2011. It was appealed by a neighbor in the adjacent Green City Lofts project 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. 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 applied for an extension of the entitlements until October 2013; as noted above, this extension request was approved by the Planning Commission on January 24. However, a different Green City Lofts neighbor (who did not own units in the building when the City Storage project was originally approved) has appealed the Planning Commission’s approval of the extension request. On March 5 the City Council is expected to set the hearing date on the appeal for March 19.

EmeryStation West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street. This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62nd and Horton Streets, was approved by the City Council on February 16, 2010. On February 7, 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.

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, which is valid for two years. With the demise of the Redevelopment Agency, the project sponsors are now seeking alternate funding sources.

Ambassador Housing Project. This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued in March 2012 and the project is under construction. Concerned neighbors spoke about their on-going frustrations with the project under "Public Comments" at the January 15 City Council meeting. Staff and the project sponsor and architect met with these neighbors on January 22 to discuss their concerns. As noted above, an informational report was prepared for the City Council's February 5 meeting, which concluded that the project is being constructed in accordance with the Planning Commission's approvals.

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, and building permits for all buildings were issued on September 14, 2012. 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, as well as a new private parking lot for the PRC Medical Group clinic across Stanford Avenue, which owns about 40 spaces in the existing City lot. The park/parking lot 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 building permit for the park on August 13 and signed off on the permit on November 21, but the permit has not yet been issued pending redesign of the park. On December 4 the City Council, following citizen input and discussion of various options at previous Council meetings, decided to keep the existing trees in place on the western half of the block adjacent to Stanford Avenue and to redesign the park and dog run around these trees and the existing berm. The developer will be redesigning and constructing the park, with the difference in cost from the originally approved design being paid by the City. Staff has recently learned that Archstone has been acquired by two other residential developers, Avalon Bay and Equity Residential, effective on February 27; Equity Residential will be taking over the Parkside project. On February 26, the Planning Division, Public Works Director, and City Attorney met with PRC, Archstone, and Equity Residential to be introduced to the new owners and to discuss

the park/parking lot design, land swap between the City and PRC, and the improvement agreement for the project.

64th and Christie Residential Building. The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A demolition permit for the existing buildings on the site was issued on April 27, 2012 and a permit for site grading and excavation and shoring of the basement parking garage was issued on August 21, 2012. The applicant has opted to phase the foundation/garage and superstructure permits, which entails an additional 25% permit fee and requires that the entire fee be paid upon issuance of the first permit. The permit application for the foundation and garage was submitted on May 7, 2012 and approved on September 4, 2012; on December 21, the permit fees for the foundation/garage and superstructure were paid, and the foundation/garage permit was issued on January 10. The building permit application for the superstructure was received on August 7, 2012; the Planning Division provided preliminary comments on August 15 and additional comments on September 14; the Building Division provided comments on the first round of plan check on September 18. The superstructure plans were resubmitted for a second round of review on February 8. Demolition is now complete and foundation construction has begun.

Bakery Lofts Phase IV. This 18-unit apartment building and café on Adeline Street at 47th Street was approved by the Planning Commission on September 27, 2007. After several extensions of the planning approvals, the building permit application was received on April 4, 2011, was approved on August 26, 2011, and was issued on May 9, 2012 when fees were paid. The project is now under construction and is expected to be completed in May 2013.

EmeryStation Greenway. This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59th Streets that was approved by the City Council in May 2009 is now substantially complete. 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, which requires a building inspection at least every 180 days. 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, 2012. Meanwhile, "The Bureau" restaurant on the ground floor was granted a temporary certificate of occupancy on December 10, 2012 and the restaurant is now open for business.

East BayBridge Shopping Center. Staff has learned that this big box shopping center on 40th Street has been acquired from Catellus by Federal Realty Investment Trust, a real estate investment trust that owns a number of large retail centers across the country, including Santana Row in San Jose. Previously, Catellus had proposed upgrades to the center, including landscaping and site improvements, and facelifts for the stores. Possible intensification of uses at the center was also being considered for the longer term. Any proposed upgrades would be processed administratively, while any future intensification of uses will require reconvening the

Emeryville/Oakland JPA for the project. Staff has yet to meet with the new owners to learn of their intentions for the property. 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 2012, and it will be issued when all departments have signed off and fees have been paid. Permit approval was pending Public Works and ADA Coordinator sign-offs to address sidewalk accessibility issues, but these issues have now been resolved. On August 24, the Chief Building Official approved a request to extend the expiration date of the application by six months, to March 27, 2013, and the applicant is expected to pull the permit on or before that date.

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. Staff met with the property owner on November 19, 2012 to discuss the left turn lane. Due to questions about the cost, need, and responsibility for construction of the left turn lane, a Planning Commission public hearing scheduled for December 13, 2012 has now been postponed indefinitely.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Peninsula Tell Tail. A minor design review permit to move an existing sculpture located behind the fire station on Powell Street to a new location southeast of the Hong Kong East Ocean restaurant on Powell Street was approved on February 1.

Balcony Extension. A minor design review permit to extend an existing balcony on the second floor at 1075 45th Street was approved on February 1.

Emeryville Child Development Center Shade Structure. A minor design review permit to install two new shade structures over the play area at 1220 53rd Street was approved on February 20.

The Towers. Two minor design review permits to replace the existing cooling towers with new ones on the roofs of 2000 and 2200 Powell Street were approved on February 20.

Signs

Gap Signs. A minor sign permit to reface all of the existing signs at the Gap store at 5690 Bay Street was approved on February 20.

Farmers Insurance Signs. A minor sign permit to install a new channel letter and cabinet sign at 1250 45th Street was approved on February 20.

ADVANCED PLANNING PROJECTS

Zoning Update. As noted above, the City Council adopted the new Planning Regulations on February 5. The regulations will go into effect on March 7. Staff updated the webpage (<http://emeryville.org/zoningupdate>), began adding hyperlinks to the regulations, designed notification posters, updated application forms, prepared to update the Master Fee Schedule, and planned for staff training. Printed copies of the new regulations were distributed to the Planning Commissioners, staff, and others who requested them.

General Plan. As mentioned above, the Planning Commission approved the 2012 General Plan Annual Progress Report on February 28. The report will go to the City Council for approval on March 19, and will then be sent to the Governor's Office of Planning and Research and the California Department of Housing and Community Development by the end of March. Also in February, the Bicycle/Pedestrian Advisory Subcommittee and Planning Commission reviewed proposed General Plan Amendments to delete two mid-block paths; final decisions on both are expected to be made by the City Council on March 19.

Housing Element. Staff began drafting an ordinance implementing a State statute on emergency shelters and transitional and supportive housing. To receive streamlined Housing Element review, the City must adopt this ordinance before submitting a draft Housing Element to the California Department of Housing and Community Development.

Design Guidelines - Family Friendly Housing. Staff incorporated comments from Planning and Housing staff to refine additional guidelines for family friendly housing.

Traffic Facilities Impact Fee (TIF) Update. The Traffic Impact Fee update was to be presented to the Transportation Committee on January 22, and a Planning Commission study session was scheduled for January 24, to be followed by a City Council study session on March 5. However, the City Council has now directed staff to bring the proposed Traffic Impact Fee, park fee and affordable housing fee to the newly formed Economic Development Advisory Committee for review before a study session is scheduled for the Planning Commission's review of the Traffic Impact Fee. This new committee was appointed in February, and its first meeting is expected to be in March. It will take some time to prepare the required "nexus study" for the affordable housing fee, and for the City's consultant to update the park fee, so the three fees are not expected to be ready for review by the Economic Development Committee for several months. This will delay implementation of the new Traffic Impact Fee until next summer or fall.

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.

One Bay Area Grant/Measure B. Staff attended an interdepartmental meeting on February 7 on strategy regarding transit funding sources.

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. In February, Caltrans and the City signed a contract for the grant. Staff attended a kickoff meeting

with Caltrans on February 19, and the first multi-agency Technical Advisory Committee meeting was set for March 6. Staff drafted a Request for Proposals, a list of potential consultants and a web page linking to background documents.

Draft State Rail Plan. Staff began reviewing the draft plan for California's freight rail system. Two changes in the plan are shifting the Joaquin service to mid-state when high-speed rail is implemented, and adding tracks within the existing right-of-way in the Oakland-Emeryville-Berkeley area. Comments are due by March 11.

Emery Go-Round. Staff met internally on February 13, and with the Transportation Management Association on February 21, to discuss issues with the property-based improvement district (PBID) that funds the Emery Go-Round, and possible locations for the bus yard.

Adapting to Rising Tides. This pilot study is staffed by the San Francisco Bay Conservation and Development Commission (BCDC), the National Oceanic and Atmospheric Administration (NOAA), and local cities to study effects and adaptation to sea level rise between Emeryville and Hayward. The working group did not meet in February.

Significant Structures. On November 20, the City Council declined to approve the significant structures ordinance, which includes a map and list of all such structures in the city, but instead directed staff to meet with property owners and other interested citizens to refine the map and list. At the December 18 meeting, on the consent calendar, the Council approved staff's proposed list of members of this working group, and the working group met twice in January. These meetings were quite productive, and the group decided to tour potentially significant properties and to articulate why they are significant. The tour was tentatively set for March. Staff wrote a recap of the January 30 meeting, driving directions and map for the tour, and a list of structures to be discussed in tour order.

Park Avenue District. After the Park Avenue District Advisory Committee meeting on February 13, staff notified businesses on Park Avenue about the short-term parking item going to the Transportation Committee.

Green Streets. Staff met with the San Francisco Public Utilities Commission and Emeryville Public Works Department regarding implementation of rain gardens on streets.

Shellmound Street/Powell Street Bridge Improvements. In September, the City Council approved the creation of an ad hoc committee to develop and implement a public art concept for the Powell Street overpass and the area under it, to implement the recently-adopted Shellmound Design Guidelines. On February 13, the Planning and Building Director participated in a field visit to the underpass area with Economic Development and Housing staff and a representative of TMG to scope out the project.

Bay Trail. On February 27, the Planning and Building Director met in the field with Public Works and Economic Development and Housing staff, and a representative of the Bay Trail, to scope out a grant application for a Class I bike path on the northeast side of Christie Avenue between Shellmound and Powell Streets to close a gap in the Bay Trail.

BUILDING DIVISION

Permit and Inspection Activity

The attached tables summarize the eighth month of fiscal year 2012-2013 for building permit and inspection activity. The month of February 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 February, a total of 49 permits have been issued, based on a total valuation of over \$2.2 million and generating about \$67,000 in fees. During the same period, 414 inspections have been conducted. Field inspection totals of 156 (38%) were related to major projects and 258 (62%) 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. Construction continues for the Parkside (formerly “Papermill”) residential-live/work project and the building permit for the adjacent City park/parking lot reconfiguration is under review. The Marketplace Redevelopment Phase 1 (64th and Christie) residential foundation permit has been issued, and the building permit application for the superstructure of the building is under review and expected to be issued within the next few months. 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 65th (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, 39th 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 February, the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories. Planning and Building staff will continue to solicit feedback from applicants conducting business at the Planning and Building front counter.

Pre-Submittal Meetings

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

- **IKEA** – 4400 Shellmound Street; Market Hall remodel, tenant improvements.
- **64th and Christie** – 6350 Christie Street; foundation, garage construction.
- **Crazy 8** – 5741 Christie Avenue; tenant improvements.
- **Dohmen Safety** – 2200 Powell Street, 8th floor; tenant improvements.
- **NNE** – 1900 Powell Street, #150; tenant improvements.
- **Jasmine Blossom Restaurant** – 6520 Hollis Street; sign.
- **Big Apple Provisions** – 1349 64th Street; racks and shelves.
- **The Body Shop** – 5637 Bay Street, Building C; illuminated sign.
- **Novartis Building 4** – 5300 Chiron Way, Phase 2; tenant improvements.
- **The Gap** – 5690 Bay Street; sign replacement.
- **1075 45th Street** – Repair and replacement of existing deck.
- **Bridgework Apartments** – 1221–1231 40th Street, Phase 3; demolition, remediation.
- **Bridgewater** – 6400 Christie Avenue; unit 3111 remodel.
- **Bridgewater** – 6400 Christie Avenue; unit 3112 remodel.
- **Paula Leduc** – 1350 Park Avenue; 2nd floor ceiling replacement.
- **Watergate Building B** – 2 Admiral Drive, unit B472 – bathroom remodel.
- **Watergate Building A** – 6 Admiral Drive; retrofit lighting common areas.
- **1298 65th Street** – reroof.
- **1077 47th Street** – replace wall heating unit, notice of violation compliance.
- **Courtyard Marriott** – 5555 Shellmound Street; replace heat pump package unit.
- **6291 Vallejo Street** – private sewer lateral replacement.
- **1276 61st Street** – private sewer lateral replacement.
- **1207 54th Street** – private sewer lateral replacement.
- **1055 45th Street** – private sewer lateral replacement.
- **1333 Powell Street, Building A** – private sewer lateral replacement.
- **Paula Leduc** – 1350 Park Avenue; lighting upgrades.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units.
- **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 February for the following projects:

- **Ambassador Housing** – 36th and Peralta Streets.
- **Escuela Bilingüe, Phase 2A and 2B** – 4550 San Pablo Avenue; private school improvements K-8th grades.
- **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.
- **Bakery Lofts IV** - 53rd and Adeline Streets; 18 residential units, retail space.
- **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:

- **Bridgework 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, building construction.
- **Ambassador Housing** – 36th and Peralta Streets; building construction.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; residential units, retail.
- **Marketplace Redevelopment Project, Phase I** – 64th and Christie; excavation, shoring, foundation.

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 February:

- **Clif Bar** – 1400 65th Street, Phase II (TCO)
- **Black Bear Diner** – 5750 Christie Avenue (TCO)
- 19 sub permit types (final)

Fast Track Plan Check

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

- Same day plan check/permit issuance (fast track) for 11 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 17 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 180 counter contacts and 140 telephone queries in February.

Field Inspections

The Building Division continues to observe an increase in the amount of inspection requests for February compared with the first half of the fiscal year, which hopefully is a sign of an improving economy. Field inspection staff performed 414 inspections in February, which represents a 35% increase over the July-December monthly average. Requests for this month average 207 field inspections per month by the Building Division's two building inspectors (one City staff and one WC³ staff) or 11 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 64th and Christie and Ambassador projects account for an adjusted four to six hours per day for one inspector with additional field staff support on a periodic basis. Field inspections continue to be granted without any roll-over requests from the previous business day. All inspection requests are typically made through the Building Division's voice mail system 24 hours until 7:00 a.m. the day of the inspection request.

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 February:

- 6 graffiti cases.
- 2 code enforcement (Building Code) related cases were abated.
- 1 property owner/tenant dispute.
- 33 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.

ADMINISTRATION/OTHER

2013 California Building Officials Annual Business Meeting. The Chief Building Official attended the 51st California Building Officials (CALBO) Annual Business Meeting in Napa from February 18 to 23. There were two days of professional development classes followed by the general session. Classes included Practical Code Enforcement for Building Officials which described an in-depth look at the overall process of enforcement with little or no revenues, legal aspects, right of entry, abatement process and City departments working together as a team; Critical Thinking for Today and Tomorrow's Code Professional, a structured process for evaluating all types of information dissemination as a result of pressure situations caused by various economic and political factors which may influence our decisions, policies, and practices; Understanding Chapter 11B (Accessibility) and Applicable Provisions of the 2013 California Building Code; Fundamentals of Building Official Leadership; Housing Accessibility 11A and Applicable Provisions of the 2013 California Building Code; and the 2013 overall California State Amendments and Model Code highlights including the California Green Building and Energy Codes. The general session included reports from the California State Licensing Board Panel (which includes members of the Building Standards Commission, Division of the State Architect, Department of Housing and Community Development, and State Fire Marshal), which updated the code professionals on what is going on at the State level regarding Building, Fire and Residential codes in addition to other pending matters relative to code enforcement and the State Agencies. The Membership Business Session included reports from the CALBO Training Institute (CTI), the Administrator, International Code Council (ICC), International Association of Plumbing and Mechanical Officials (IAPMO), and National Fire Protection Association (NFPA); and culminated in bylaws and resolution votes and election of the CALBO Board Officers and Directors.

American Planning Association (APA) California Chapter Diversity Director Telephone Conference. Senior Planner Miroo Desai, as the APA State Diversity Director, participated in a telephone conference with other Section Diversity Directors on February 26. The main item of discussion was finalizing the topic for the Diversity Summit at the California State APA conference to be held in October at Visalia. On February 28, Ms. Desai gave a presentation on urban planning to 9th and 10th graders at Alhambra High School in Martinez.

Historic Building File Cleanup. Like other City departments, the Planning and Building Department has kept many of its old records in "off-site storage" at the Public Works corporation yard on Horton Street. This included vast quantities of Building Division plans and files, some dating back many decades. As part of the corps yard's temporary move to City-owned property on Christie Avenue, pending renovation of the Horton Street facility, the

Building Division has been asked to cull through this material to determine what needs to be kept (and eventually scanned and digitized), and what can be discarded. The Chief Building Official spent many hours in February at this task, and the entire Building Division spent the day at the corps yard on February 15 sifted through the old files. Some valuable historical documents were unearthed, including the permit plans for Novartis Building 4 and the certificate of occupancy for Pacific Park Plaza. As a result of this exercise, much unnecessary paper was recycled, but there is still more to be done. Some files will be transferred to City offices for further review and scanning, with the goal of minimizing the paper records that will need to be kept at the corps yard. (The renovated Horton Street facility will still include space for off-site storage.)

Temporary Use Permit Process. As noted above, this procedure enabled by the new Planning Regulations was briefly discussed at the February 13 DCC meeting. A follow-up meeting was held on February 26 with representatives of the Planning and Building, Public Works, Community Services, Fire, and Police departments. The effort is being coordinated by Assistant Planner Arly Cassidy, who will administer the new Temporary Use Permit process.

Human Resources Manager Interviews. On February 4, the Planning and Building Director participated with other department heads on an interview panel of candidates for the new Human Resources Manager.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on February 21.

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 February 27 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 February 13 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 by various interns, and an intern continued attaching plans to historical planning approval records.

CodeTRAK. 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. As previously reported, a number of “start-up” activities occurred in November. These were followed in December and January by several internal meetings, a “Business Process Review” telephone conference with CRW on December 18, and filling out of the “workbook” to define our needs for system configuration.

CRW then spent the month of January configuring the system to our specifications. An initial delivery occurred February 5, and a training session on how to use the system was held on February 6. Telephone conferences were held with CRW on February 13 and 23. Staff spent most of the month of February practicing with and testing the new system, which is scheduled to “go live” on March 19. Like the rest of the TRAKiT system, this new module and GIS integration is funded by the Technology Fee, a 0.1% surcharge on building permits.

Activity Guide. Staff coordinated articles on the new Planning Regulations, restaurants and bicycling.

Internships. As previously reported, Planning Intern Diane Dohm completed her internship on February 6. Our new intern, Michelle Chung, is scheduled to start in mid-March. On February 13, a Cal in Local Governments representative conducted a site visit for a volunteer undergraduate internship.

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
PERMITS ISSUED													
Building Permits	17	17	17	17	22	15	22	15					142
Plumb., Elec., Mech.	34	26	47	25	35	33	49	23					272
Fire	15	13	7	7	7	12	14	11					86
MON. TOTALS	66	56	71	49	64	60	85	49	0	0	0	0	
												FISCAL YEARLY TOTAL	500
VALUATION													
Residential	\$212,052	\$879,677	\$41,699,262	\$16,700	\$1,291,300	\$83,246	\$41,872,694	\$262,700					\$86,317,631
Sub Permits	\$529,503	\$4,249,034	\$840,184	\$353,152	\$90,041	\$256,277	\$376,345	\$353,403					\$7,047,939
Commercial	\$1,877,866	\$1,261,060	\$3,360,132	\$2,288,239	\$3,560,738	\$1,786,562	\$4,429,468	\$1,610,835					\$20,174,900
MON. TOTALS	\$2,619,421	\$6,389,771	\$45,899,578	\$2,658,091	\$4,942,079	\$2,126,085	\$46,678,507	\$2,226,938	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$113,540,470
FEES COLLECTED													
General Plan	\$11,598.39	\$35,463.11	\$229,894.75	\$13,692.99	\$27,568.10	\$221,129.75	\$24,632.29	\$10,923.80					\$574,903.18
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00	\$132.00	\$246.00	\$1,796.00	\$234.00	\$109.00					\$4,814.00
Technology Fee	\$2,319.67	\$7,092.62	\$45,978.95	\$2,738.59	\$5,491.33	\$44,251.25	\$5,020.88	\$2,184.76					\$115,078.05
Building Permit	\$16,153.15	\$21,797.74	\$360,608.43	\$19,111.31	\$43,181.35	\$433,166.00	\$37,932.64	\$15,308.53					\$947,259.15
Plan Review	\$36,019.25	\$27,116.70	-\$40,505.54	\$47,419.53	\$17,769.14	\$40,632.86	\$22,443.72	\$17,566.47					\$168,462.13
Energy Review	\$3,042.25	\$507.41	-\$10,821.05	\$7,655.92	\$1,297.31	\$6,469.13	\$3,210.75	\$1,043.75					\$12,405.47
Electrical Permit	\$5,050.59	\$4,692.15	\$78,150.74	\$3,822.31	\$7,640.15	\$87,230.91	\$9,261.24	\$5,085.28					\$200,933.37
Plumbing Permit	\$3,143.06	\$4,825.44	\$66,444.07	\$3,876.28	\$6,125.36	\$78,187.43	\$5,912.08	\$2,494.51					\$171,008.23
Mechanical Permit	\$1,829.45	\$445.15	\$66,117.17	\$2,796.76	\$5,036.61	\$73,560.64	\$6,398.13	\$2,507.98					\$158,691.89
S.M.I.P.	\$384.02	\$511.60	\$9,462.48	\$491.40	\$945.00	\$9,153.91	\$1,124.04	\$391.42					\$22,463.87
Microfiche	\$170.31	\$582.65	\$3,645.32	\$186.23	\$425.37	\$4,271.56	\$434.16	\$168.61					\$9,884.21
Fire Dept. Fees	\$6,190.54	\$4,242.55	\$128,635.89	\$9,528.74	\$934.34	\$151,013.97	\$9,765.23	\$5,786.06					\$316,097.32
Sewer Connection	\$0.00	\$0.00	\$92,979.01	\$387.00	\$2,370.00	\$149,051.00	\$50,804.98	\$0.00					\$295,591.99
Bay-Shell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00					\$0.00
Traffic Impact	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,706.82	\$0.00	\$0.00					\$7,706.82
School	\$0.00	\$0.00	\$573,826.92	\$0.00	\$0.00	\$521,575.52	\$2,191.86	\$0.00					\$1,097,594.30
Art Public Places	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$208,952.00	\$25,611.62	\$0.00					\$234,563.62
Other : (PSL, AMMR)	\$3,978.00	\$42,768.03	\$9,025.00	\$4,532.00	\$1,565.50	\$1,298.00	\$6,907.00	\$2,955.00					\$73,028.53
MON. TOTALS	\$89,999.68	\$150,358.15	\$1,615,305.14	\$116,371.06	\$120,595.56	\$2,039,446.75	\$211,884.62	\$66,525.17	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$4,410,486.13

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	33%	33	44	38	66	55	45	75	65					421
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	7%	0	1	0	23	15	10	31	46					126
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	88%	5	2	3	10	5	8	12	6					51
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	0	0	0	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	2	7							24
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	0%	0	2	0	1	0	0	0	0					3
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	0%				5	3	8	27	33					76
64th and CHRISTIE APARTMENTS	\$38,500,000	10-Jan-13	0%					0	0	0	6					6
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231	246	383	250					1999
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	14	19	12	5	8	7	5	8					78
				240	335	224	395	319	331	533	414					

¹Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.

Planning and Building Department

Major Development Projects

February 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
3800 San Pablo Mixed Use ("Maz") NE San Pablo/Adeline/W. Mac.	Residential - 100 units Retail - 21,640 s.f.	PC study session 2/28/13.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	CC study session 11/2/10. Redevelopment Agency approved 2-year ERN extension 12/7/10.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	CC study session 11/2/10. Exclusive Right to Negotiate expired September 2012.						
Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study session held 4/26/12; second study session held 11/19/12; IS/MND being prepared.						
Wells Fargo Bank Branch NW Shellmound & Christie	Bank - 4,995 s.f.	PC hearing postponed pending agreement on Shellmound left turn lane.						
Marketplace Redevelopment Phase I - Shellmound building	Residential - 225 units Retail - 4,000 s.f.	FDP application submitted 10/1/08.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	PC study session 10/25/12. PC approved 12/13/12.				PC - 12/13/12		
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	PC approved 10/27/11. PC approved one-year extension on 1/24/13, which has been appealed.				PC - 10/27/11		
Emeryville Center for the Arts 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11; valid for two years.				PC - 9/22/11		
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.				PC - 6/24/10		
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC approved project on appeal on 2/16/10. CC approved 2-year extension on 2/7/12.				CC - 2/16/10		
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.				PC - 8/27/09		
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.				CC - 1/20/09		

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11; CBO extended expiration date to 3/27/13.			PC - 5/26/11			
Ocean Lofts 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			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; permit extended by CBO to 6/30/13.			PC - 8/27/09			
Escuela Bilingüe, Phase II 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	Building permit issued 1/22/13.			CC - 5/19/11			
Marketplace Redevelopment Phase I - 64th/Christie building	Residential - 193 units	Grading and excavation permit issued 8/21/12. Foundation permit issued 1/10/13.			CC - 10/19/10			
Parkside Project 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			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
Bakery Lofts Phase IV SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	Building permit issued 5/9/12.			CC - 11/20/07			
EmeryStation Greenway 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			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			

Glossary of Abbreviations:

CBO = Chief Building Official
 CC = City Council
 CEQA = California Environmental Quality Act
 CO = Certificate of Occupancy
 CUP = Conditional Use Permit
 DA = Development Agreement
 DDA = Disposition and Development Agreement
 DEIR = Draft Environmental Impact Report
 DPB = Director of Planning and Building
 DR = Design Review
 EIR = Environmental Impact Report
 EUSD = Emery Unified School District
 FDP = Final Development Plan
 FEIR = Final Environmental Impact Report

GPA = General Plan Amendment
 HQ = Headquarters
 IS/MND = Initial Study/Mitigated Negative Declaration
 MEP = Mechanical, Electrical, and Plumbing
 OPA = Owner Participation Agreement
 PC = Planning Commission
 PD = Police Department
 PDP = Preliminary Development Plan
 PUD = Planned Unit Development
 RA = Redevelopment Agency
 RFP = Request for Proposals
 TCO = Temporary Certificate of Occupancy
 TI = Tenant Improvement

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Site plan being developed.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. 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. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Marketplace Redevelopment Phase I – Shellmound Building, Shellmound Street opposite Guitar Center FDP08-03	Approximately 225 residential condominium units and 4,000 square feet of retail space in a 17-story, 175- foot tall building.	FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation.	Denise Pinkston TMG Partners (415) 772-5900
Gateway @ Emeryville 5801 - 5861 Christie Avenue	Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.	Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant 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
3800 San Pablo Avenue Mixed Use Project (Maz) UPDR13-001	Renovation of former “Maz” building for 21,640 square feet of retail use, and construction of a new 65’, 5-story, 100- unit residential structure on the east portion of the lot over three levels of parking (one level below grade). Eastern 25% of lot is in Oakland.	Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013.	Greg Pasquali Holliday Development (510) 588-5134

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RESIDENTIAL AND LIVE-WORK PROJECTS			
<p>Parkside (formerly Papermill) Project Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11</p>	<p>Construction of a new rental project with 168 residential units, 5 live-work units, 3 flex space units, 10,222 square feet of retail space, and 299 parking spaces. Project includes new park along Stanford Avenue to replace City parking lot.</p>	<p>Community meeting held on April 10, 2007. Planning Commission study sessions held on August 23, 2007, and October 25, 2007. Project redesigned as a result of comments at study sessions. Third Planning Commission study session held February 28, 2008. City Council study session held April 1, 2008. Applicant redesigned based on feedback from Council. Planning Commission recommended approval of project on October 23, 2008. City Council approved project on November 18, 2008. One year extension of use permit approved by Council on December 1, 2009. Two year extension approved by Council on December 21, 2010. Received building permit application on September 19, 2011. Received revised structural design on April 12, 2012. 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. Project is under construction.</p>	<p>Amir Massih Archstone Smith (510) 235-1170</p>

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<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting held September 10, 2009. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received building permit application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 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 approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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<p>Bakery Lofts Phase IV Southeast corner of 53rd and Adeline Streets UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". 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>Ocean Avenue Townhomes 1276 Ocean Avenue UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official.</p>	<p>Sasha Shamzad MRE Commercial (510) 849-0776</p>

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Baker Metal Live-Work 1265 65 th Street UP07-09, DR07-15	Reuse of existing Baker Metal building for 17 residential and live-work units and a 672 square foot café/community room.	Community meeting held July 18, 2007. Planning Commission study session held September 27, 2007. Project redesigned in response to comments from Development Coordinating Committee on May 14, 2008. Planning Commission study session held October 23, 2008. Approved by Planning Commission on August 27, 2009.	Sasha Shamzad MRE Commercial (510) 849-0776
Ocean Lofts 1258 Ocean Avenue UP07-01, DR07-02, VAR07-01	Two new single-family homes on site of existing house. Demolition of existing house required City Council approval of project following Planning Commission recommendation.	On March 22, 2007, Commission deadlocked 3-3 on project, with one recusal, so application went to Council without a Commission recommendation. On April 17, 2007, Council approved project 4-0 with one recusal. Council approved one-year extension request on January 20, 2009. Council considered second extension request on April 20, 2010 and directed that ordinance be modified to allow demolition of existing house prior to issuance of building permit for replacement structure. Revised ordinance was passed on September 21, 2010 and took effect October 21, 2010. Planning Commission considered extension request, and new finding allowing demolition of existing house, on December 9, 2010, and voted to recommend denial to City Council. City Council held public hearing on January 18, 2011 and continued it to February 1, 2011, at which time they voted to approve extension to April 17, 2011, but not to allow demolition of existing house until building permit for replacement structure is ready to issue. Resolution to this effect was passed February 1, 2011. Building permit applications submitted on January 18, 2011; extended to July 18, 2012 by Chief Building Official on November 21, 2011. 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.	Ali Eslami (510) 774-8387
Krubiner Prefabricated House 5507 Beaudry Street UP08-01, DR08-01	Factory-built 2,053 square foot single-family home on 2,940 square foot lot. Modules constructed in factory, trucked to site, and assembled in one day.	Approved by Planning Commission on February 28, 2008. Building permit application received on February 23, 2010. Building permit approved on October 14, 2010, and issued on January 10, 2011. Construction noise waiver approved by City Council on March 5, 2011. Grading and site work started May 17, 2011; house assembled on July 9, 2011. Temporary certificate of occupancy was issued on October 28, 2011.	Seth Krubiner (415) 602-3326

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OFFICE/HIGH TECH PROJECTS			
Wells Fargo Bank Branch Northwest corner of Shellmound Street and Christie Avenue DR11-024	New 4,995 square foot bank branch office.	Planning Commission study session held October 27, 2011. Design review application filed January 30, 2012. Public hearing postponed pending agreement on Shellmound Street left turn lane.	David Danis Vice President Wells Fargo Bank (415) 894-3228
EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in march 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Chief Building Official issued "substantial completion letter" on September 7, 2012. Received building permit application on April 10, 2012 for restaurant tenant improvement, "The Bureau", on the 1 st floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012. TCO for first floor restaurant "The Bureau" granted on December 10, 2012.	

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OTHER			
City Storage Northeast corner of 40 th and Adeline Streets UPDR11-002	Reuse of existing "significant" brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013.	Shawn Fritz Kava Massih Architects (510) 644-1920
Hollis Street Pedestrian Bridge Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964
Fire Station #2 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Margaret O'Brien Public Works Department (510) 596-4336
Pak N Save Upgrade 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011. 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
Emeryville Center of Community Life Emery Secondary School site at 47 th Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Community workshops ongoing. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration being prepared.	Education and Youth Services Advisory Committee Melinda Chinn (510) 596-4314

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HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Pixar Warehouse 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. Approved by Planning Commission on December 13, 2012.	Craig Payne Pixar Animation Studios (510) 922-3090
Escuela Bilingüe 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. 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. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. 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. Issued building permit for Phase 2 on January 22, 2013.	John Horsh (510) 872-6182

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<p>Emeryville Center for the Arts 4060 Hollis Street DR11-010</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; approval valid for two years.</p>	<p>Sheila Bergman Executive Director (510) 601-0520</p>