



CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: April 1, 2013
TO: Patrick D. O’Keeffe, City Manager
FROM: Charles S. Bryant, Director of Planning and Building 
SUBJECT: **PROGRESS REPORT – MARCH 2013**

HIGHLIGHTS OF THE MONTH

The new Planning Regulations went into effect on March 7. On March 5, the City Council approved new and modified fees to implement the new regulations. Planning staff held “self-training” sessions on March 1 and 15, and a presentation to other City staff was made at the March 13 DCC meeting. A notification poster, updated application forms and checklists, and a version of the regulations with internal hyperlinks have also been developed.

On March 5, the City Council approved the Building Occupancy Resumption Program (BORP) that will allow commercial property owners to retain private engineers to expedite evaluation of their buildings following an earthquake or other natural disaster.

Two General Plan Amendments to delete mid-block pedestrian and bicycle paths were considered by the City Council on March 19, with direction given to staff to bring back revised resolutions on April 2 to relocate both paths to the east.

The 2012 annual report on implementation of the General Plan, including the Housing Element, was approved by the City Council on March 19, with progress on 48 of 59 Housing Element actions and 66 of 74 short-term actions for the other eight elements.

Planning for the Emeryville Center of Community Life is moving forward. Staff completed its review of the draft traffic study and provided comments to the School District. The rest of the draft Mitigated Negative Declaration was received on March 28; staff will review it and provide comments to the School District by April 8. The project is anticipated to be considered by the Planning Commission at the June 27 meeting.

The first Technical Advisory Committee meeting of the Emeryville-Berkeley-Oakland Transit Study (EBOT) was held on March 6, the RFP for consultant services was issued on March 7, and a well-attended informational meeting for consultants was held on March 14.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

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

March 5, 2013

Emeryville-Berkeley-Oakland Transit Study. The City Council approved the Request for Proposals and consultant selection process for this study of transit and land use options in West Oakland, Emeryville and West Berkeley, which is funded by a \$250,000 grant from Caltrans. Consultant selection will be done by a six member subcommittee of the Technical Advisory Committee, including representatives from the cities of Emeryville, Berkeley, and Oakland, and from the Emery Go-Round, AC Transit, and BART/Capitol Corridor.

Towers Noise Waiver. The Council approved a noise waiver for Friday evening and weekend work on March 8-10 at 2000 Powell Street (Tower III) and on March 22-24 at 2200 Powell Street (Tower II) for crane lifts to replace chillers and cooling towers on the roofs of these high-rise office buildings.

Master Fee Schedule. The Council approved an amendment to the Master Fee Schedule to implement the new Planning Regulations that were adopted by the Council on February 5. These regulations create a number of new permit types, including minor conditional use permits, temporary use permits, and exceptions to standards. They also modify the way existing permit types are processed. Both the new Planning Regulations and the updated fees went into effect on March 7.

Building Occupancy Resumption Program. The Council approved the Building Occupancy Resumption Program (BORP) that will allow commercial property owners to secure the services of California licensed engineering firms on retainer to evaluate their buildings for structural and life safety damage as a result of an earthquake or other natural disaster. The BORP concept was initially approved by the Council on December 6, 2011. The initial proposal suggested Novartis, PG&E and Wareham as core businesses to benefit from the program. The program has now been revised to include all commercial property and business owners in the City.

March 19, 2013

Study Session on Charter City. The Council discussed the benefits of Emeryville becoming a charter city, including an increased real estate transfer tax that is only available to charter cities, and directed staff to schedule another Council discussion in October 2013.

General Plan Annual Progress Report. The Council approved the annual report on implementation of the General Plan and Housing Element in 2012, for submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department. The Council added the pending agreement with the East Bay Regional Park District for development of the Eastshore State Park as an implementing action.

Escuela Bilingüe Internacional Pedestrian Path. The Council considered 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. After extensive public testimony and deliberation, the Council continued the item and directed staff to prepare a resolution to modify the location of the path eastward to a location mid-block between San Pablo Avenue and Adeline Street.

Emeryville Center of Community Life Pedestrian and Bicycle Path. The Council considered 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. Following extensive public testimony and deliberation, the item was continued and the Council directed staff to prepare a resolution that modified the location of the path eastwards towards the center of the ECCL campus as an alternative to be considered along with elimination of the path.

Appeal of City Storage Extension, 4000 Adeline Street. On January 24, the Planning Commission approved a one-year extension of a Conditional Use Permit and Design Review to remodel and reuse this vacant brick industrial building for self-storage, which was originally approved by the Commission on October 27, 2011. Cassandra Adams, an owner of a unit at Green City Lofts adjacent to the project, appealed the extension approval to the City Council, which denied the appeal and approved the extension request. The vote was 3-1, with Councilmember Davis voting “no” and Vice Mayor Asher recused.

PLANNING COMMISSION

The March 28 Planning Commission meeting was cancelled because there were no items ready for public hearing at that time.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in March. Its next regular quarterly meeting will be on May 8.

COMMUNITY PRESERVATION COMMITTEE

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

TRANSPORTATION COMMITTEE

At its March 26 meeting the committee continued a discussion of green zone markings until a GIS map can be created. The Committee forwarded two recommendations from the Bicycle/ Pedestrian Advisory Subcommittee (BPAC) on to the Council: that the yellow loading zone along Horton Street be moved to 59th Street, and that the existing taxi stand on 59th be moved to the Amtrak station. The committee also recommended that the existing white zone in front of the Ralph Hawley School be removed and that two new yellow curb spaces be created; the committee also asked that the BPAC consider whether 61st Street between Hollis and Vallejo should be returned to a two-way street. Lastly, the committee recommended approval of the

“Shortest Duathlon Ever” for April 13, which will not include swimming due to the temporary closure of the pool at the Emery Secondary School.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its March 4 meeting the Bicycle/Pedestrian Advisory Subcommittee elected officers for the remainder of 2013, heard presentations on signal timing and the proposed “Skate Spot” at Joseph Emery Park, discussed issues of walking and cycling on the Marina path and adjacent Powell Street, and voted to support a grant application for a bike path on Christie Avenue between Shellmound and Powell Streets to close a gap in the Bay Trail.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

This new committee held its inaugural meeting on March 6, at which they heard a briefing on pending state legislation to replace Redevelopment, elected officers, and discussed the committee’s goals and future meeting schedule.

PARKS AND RECREATION ADVISORY COMMITTEE

At its initial meeting on March 20 the committee elected officers, heard a summary of the Parks and Recreation Strategic Plan, saw a presentation on the proposed “Skate Spot” at Joseph Emery Park, brainstormed committee goals, and decided to request City Council permission to meet monthly.

COMMUNITY EVENTS COMMITTEE

At its March 6 meeting the committee approved two wedding applications at Marina Park for May 26 and June 22.

PLANNING DIVISION

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on March 13 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, Police, and Fire departments and the City Attorney’s Office discussing the following issues:

“Skate Spot” at Joseph Emery Park. The committee discussed a proposal to install skateboard features in this existing linear park and bicycle/pedestrian path that runs between Park Avenue and 45th Street just west of San Pablo Avenue. There was discussion about potential conflicts between skaters, cyclists, and pedestrians; tree removal/relocation; and design issues, including the need to relocate the plaque commemorating the Joseph Emery House from its present location in the ground to a more visible spot on an elevated pedestal.

Used Car Dealership, 1316 67th Street. Committee members discussed this proposal for a used car dealership based in one room of an existing office building. A maximum of two cars for sale will be parked in off-street spaces. DCC comments pertained mainly to the exterior cars and

stormwater. It was noted that this will be processed as the first Minor Conditional Use Permit under the new Planning Regulations.

Presentation of New Planning Regulations. Planning Division staff showed a PowerPoint presentation summarizing the new Planning Regulations, facilitated discussion, and answered committee members' questions. The new regulations were adopted on February 5 and took effect on March 7.

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. 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. In February both the Bicycle/Pedestrian Advisory Subcommittee and the Planning Commission recommended against this proposal. As noted above, on March 19 the City Council considered the proposal and directed staff to come back at the April 2 meeting with a revised resolution to move the location of the path eastwards towards the center of the ECCL campus as an alternative to be considered along with elimination of the path. Also in March, staff provided comments to the School District on the draft traffic study that had been received on February 27. A draft of the entire Mitigated Negative Declaration was received on March 28 with comments due on April 8. The project is anticipated to be considered by the Planning Commission at the June 27 meeting.

3800 San Pablo Avenue Mixed Use Project (Maz Building). This is a proposal by Holliday Development 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. A community meeting was held at the site on February 26, and a 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; consideration by the Planning Commission is tentatively scheduled for August 22. Because the property is partially in Oakland, an agreement has been 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. 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 on February 19 the City Council approved a contract with Keyser Marston for conceptual plans and property valuations. Staff met with Keyser Marston on March 13 to discuss the program for the conceptual plans.

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, in anticipation of submitting a building permit application. In the meantime, the applicant applied for an extension of the entitlements until October 2013, which 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) appealed the Planning Commission's approval of the extension request. As noted above, on March 19 the City Council denied the appeal and upheld the Commission's approval of the extension request. The building permit application was submitted on March 21.

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.

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. Archstone has been acquired by two other residential developers, Avalon Bay and Equity Residential, effective on February 27; Equity Residential has taken 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. 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. On August 24, 2012 the Chief Building Official approved a request to extend the expiration date of the application by six months, to March 27, 2013; the permit was issued on March 25.

Marchant Building. This large office/industrial building at 6701 San Pablo Avenue, previously owned by the University of California, has been purchased by LBA Realty, which also owns the “The Towers” (formerly known as Watergate Offices). The building footprint is 55% in Berkeley, 44% in Oakland, and 1% in Emeryville, and is immediately adjacent to the Greenway segment between 67th Street and Folger Avenue. On March 5 and 29 staff met with representatives of LBA to discuss a three-city MOU that will assign responsibility for planning and building permit processing to Berkeley, and a separate MOU between LBA and Emeryville for Greenway improvements. It has been agreed that LBA will improve and maintain the landscaping and underground the overhead utility wires on this Greenway segment in exchange for a no-cost easement for outdoor seating for a possible future restaurant use in the building. The two MOUs are scheduled for City Council consideration on April 16.

Nady Site. Staff has been informed that a tentative deal has been struck by Avalon Bay Communities, Inc. for purchase and development of this 2.25 acre site at the northwest corner of the city, adjacent to the Shellmound Street off-ramp from I-80. The site has been on the market for many years, and staff has met with a number of developers about it, but none has yet come to fruition. The present deal sounds more promising. The site is zoned for high-density, high-rise, mixed use with residential development, although in today’s economy a mid-rise development is more likely.

Liquid Sugar Landscaping. Staff observed bushes planted across the walkway from the Greenway into the site, which appeared to be a violation of the project’s approved plans. On March 21 staff spoke with the Homeowners Association member in charge of landscape improvements and learned that the bushes are temporary, to prevent access while some construction work is underway. Staff also learned that changes to the landscaping are planned, which will be reviewed for administrative approval.

ADMINISTRATIVE CASES AND ACTIVITIES

Conditional Use Permits

Small Used Car Dealership. An application for a minor conditional use permit for a “wholesale” used car dealership at 1316 67th Street was received on March 4. The business involves the sale of no more than two cars at a time, to be parked in the existing parking lot, and a small 240 square foot office on the second floor of an existing building. This is the first minor conditional use permit application received under the new Planning Regulations. Staff will make a decision on the application in early April. As noted above, it was reviewed by the Development Coordinating Committee on March 13, and no major issues were identified.

Design Review

5829 Vallejo Street. A minor design review permit to improve the landscaping and renovate two residential units at the above address was approved on March 22.

Emery Glen Siding Replacement. A minor design review permit to replace the siding and windows at 1291 63rd Street was approved on March 28.

Signs

White House Black Market. A minor sign review permit for one wall, two awning, one blade and one plaque sign and one window graphic at 5663 Bay Street was approved on March 22.

Aspera Signs. A minor sign permit for two new wall signs at 5900 Hollis Street was approved on March 22.

Crazy 8 Signs. A minor sign permit for two new wall signs and one blade sign at 5741 Christie Avenue was approved on March 22.

ADVANCED PLANNING PROJECTS

New Planning Regulations. The new regulations went into effect on March 7. That evening, Planning staff held a celebratory burning of the old code at the picnic grounds at Doyle-Hollis Park. Staff also held all-day self-training sessions on March 1 and 15, and, as noted above, a presentation of the new regulations was given to City staff at the Development Coordinating Committee meeting on March 13. In addition, a notification poster, as required by the new regulations, was developed, and a version of the new regulations with internal hyperlinks was completed and will be posted on our website. With the implementation of the new Planning Regulations, the Planning Division will also begin using new application forms and submittal checklists. These forms are available as interactive PDFs on the Division’s webpage (www.emeryville.org/index.aspx?NID=310) or at the front counter, and should make the application process clearer and easier.

General Plan. As mentioned above, the City Council approved the 2012 General Plan Annual Progress Report on March 19. The City Council added the pending agreement with the East Bay

Regional Parks District for planning part of the Eastshore State Park as an implementing action. Staff sent the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development on March 28.

Housing Element. Staff began filling out the Completeness Checklist required by the California Department of Housing and Community Development.

Design Guidelines - Family Friendly Housing. Staff continued refining the guidelines for family friendly housing.

Pedestrian and Bicycle Plan. Staff worked with Alta Planning and Design to prepare a nomination for an award from the Northern California Section of the California Chapter of the American Planning Association.

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 so that the total impact fee burden on development can be assessed 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, as noted above, its first meeting was held on March 6. 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. The City is seeking funding for the design of the Powell Street Frontage/Upland Area. When funding is obtained, the City Attorney is expected to review the agreement with the East Bay Regional Park District for the City to manage the design process, so the Park District can review a draft Request for Proposals for a design team prepared by our Planning staff.

Bay Trail. Staff attended an interdepartmental meeting on March 14 on a grant application for a proposed Class I bike path on the northeast side of Christie Avenue between Shellmound and Powell Streets to close a gap in the Bay Trail.

Emeryville-Berkeley-Oakland Transit Study. This study of transit and land use options in West Oakland, Emeryville and West Berkeley is funded by a \$250,000 grant from Caltrans. The Technical Advisory Committee (TAC) met on March 6 to review the Request for Proposals, which was issued the next day. Staff held an information meeting for prospective consultants on March 14; twenty people attended and five other firms expressed interest. Staff emailed all of the interested firms with the meeting presentation and answers to questions. Proposals are due April 5. A selection subcommittee of the TAC will review the proposals. Staff wrote an agreement with the Emeryville Transportation Management Association (ETMA) for City support for participation in the TAC and its consultant selection subcommittee. The City will pay the ETMA \$12,000 to

cover its staff costs over the two-year process. The funding will come from the General Plan Maintenance Fund, as the study implements a General Plan policy to study the feasibility of a fixed-guideway transit system. The agreement was fully executed on March 29. Staff posted a study webpage (<http://www.emeryville.org> > Departments > Planning & Building > Planning Division > Plans and Programs > Emeryville-Berkeley-Oakland-Transit Study), which links to a summary and downloads of existing plans and background reports.

Draft State Rail Plan. Staff finished reviewing the draft plan and concluded that the changes were all beneficial for Emeryville so there is no need to comment. Two changes in the plan are shifting the San Joaquin service to mid-state when high-speed rail is implemented, and adding mainline tracks within the existing right-of-way in the Oakland-Emeryville-Berkeley area.

Emery Go-Round. Staff provided information to the Transportation Management Association on what portions of mixed-use projects are in live-work use, for use in Board elections. Staff found that the rental live-work units are in complexes that are primarily in business use, so the ETMA concluded that the owners of those properties are business members of the Property-based Business Improvement District.

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. Staff attended a meeting on March 26. The group used an open house format to comment on draft adaptation strategies and who could implement them for transportation, community facilities and land use, and utilities. Staff learned about two new related projects: (1) focus area adaptation strategies being developed for several areas (including the Bay Bridge touchdown area) by AECOM for the San Francisco Bay Conservation and Development Commission (BCDC), the Metropolitan Transportation Commission (MTC), BART and Caltrans using Federal Highway Administration funding, and (2) the Regional Resilient Shorelines Initiative being developed by the Joint Powers Commission (including ABAG, MTC and BCDC) to provide input into three iterations of the Plan Bay Area Sustainable Communities Strategy.

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 has now been set for April 29. Staff drove the route and secured a van and driver from the Community Services Department.

Water Efficient Landscape Ordinance. Staff met with Public Works regarding implementation of this ordinance at Black Bear Diner.

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 March 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 March, a total of 78 permits have been issued, based on a total valuation of about \$7.75 million and generating almost \$210,000 in fees. During the same period, 629 inspections have been conducted. Field inspection totals of 256 (41%) were related to major projects and 373 (59%) 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 a minimum of 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 with the basement portion of the foundation construction underway. The first phase of four large concrete pours of 1,400 cubic yards for the foundation was placed in March. The balance of the foundation will be completed in early April. The building permit application for the superstructure of the building is under review and expected to be issued in April. 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 and deck 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. Over the last nine years, Planning and Building has solicited feedback from applicants with the preponderant of the questionnaires received indicating stellar overall customer service as identified in Department’s mission statement. For the month of March the Director of Planning and Building

received two questionnaires, one indicating positive and excellent in all categories, and the other identifying miscommunication in the application process and dissatisfaction with the Department's customer service approach. The Director of Planning and Building returned the phone call to discuss the applicant's concerns. Although the questionnaire negatives were minor in nature and suggested miscommunication was the primary factor, a subsequent meeting was held with staff to discuss the situation in order to recognize the applicant's concerns, review the current Planning and Building permit application process, discuss how to identify and suppress future problematic concerns, and review the Department's Mission Statement. 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 March included:

- **Pak N Save** – 3889 San Pablo Avenue; Store remodel, entrance tower.
- **64th and Christie** – 6350 Christie Street; foundation, garage construction.
- **Emeryville Marina** – Powell Street; public artwork.
- **Bay Street, Building E** – 5668, 5672, 5680 Bay Street, warm shell improvements.
- **1043 47th Street** – reroof.
- **Watergate Tower 3** – 2000 Powell Street; replace rooftop cooling tower.
- **LBA Realty** – 2000 Powell Street, 1st floor; lobby renovation.
- **ANA Massage** – 3996 San Pablo Avenue, #G; business change only.
- **Watergate Tower 2** – 2200 Powell Street; replace rooftop cooling, chilling and pumps.
- **DCT Industrial** – 6001 Shellmound Street, 1st floor; remodel, demolition.
- **Avenue 64** – 6399 Christie Avenue; repair and replacement of exterior stucco, deck repair, remedial.
- **McKesson** – 6475 Christie Avenue, 5th floor; tenant improvements.
- **7 Commodore Drive, A352** – kitchen remodel and demolition.
- **Bridgecourt Apartments** – 1331 40th Street, demolition, remedial.
- **Bridgecourt Apartments** – 1321 40th Street, demolition, remedial.
- **Bridgecourt Apartments** – 1231 40th Street, demolition, remedial.
- **White House/Black Market** – 5663 Bay Street, Building C; shelving, racks.
- **4118 Adeline Street** – kitchen remodel, electrical service upgrade.
- **3 Admiral Drive, F460** – deck repair.
- **9 Commodore Drive, A311** – kitchen remodel.
- **Home Depot** – 3838 Hollis Street; replace four electrical meters.
- **Pacific Park Plaza** – 6363 Christie Avenue, #1626; relocate electrical sub panel.
- **6200 Powell Street** – electrical service upgrade.
- **Novartis Q** – 4560 Horton Street; HVAC service upgrade.
- **PG & E** – 4525 Hollis Street; backflow preventer installation.

- **1232 53rd Street** – private sewer lateral replacement.
- **1375 55th Street** – private sewer lateral replacement.
- **1263 62nd Street** – private sewer lateral replacement.
- **1407 Powell Street** – private sewer lateral replacement.
- **1411 Powell Street** – private sewer lateral replacement.
- **1054 45th Street** – private sewer lateral replacement.
- **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 March:

- **5855 Vallejo Street** – residential (CO)
- **White House Black Market** – 5663 Bay Street (CO)
- **Ann Martin Center** – 1375 55th Street (TCO)
- 20 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 March, these procedures facilitated the following submittals:

- Same day plan check/permit issuance (fast track) for 20 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC³ plan check staff for 9 applications submitted.

Contacts and Inquires

Building Division staff fielded a total of 188 counter contacts and 157 telephone queries in March.

Field Inspections

The Building Division continues to observe an increase in the amount of inspection requests for March compared with the first half of the fiscal year, which hopefully is a sign of an improving economy. Field inspection staff performed 629 inspections in March, which is more than double the July-December monthly average. Requests for this month average 315 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC³ staff) or 15 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 March:

- 4 graffiti cases.
- 1 code enforcement (Building Code) related case was abated.
- 5 property owner/tenant disputes.
- 10 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

East Bay Green Corridor Solar Panel Initiative. The Chief Building Official and consultant staff attended a meeting on March 28 with the East Bay Green Corridor (EBGC) committee, with participating staff from other eight local jurisdictions, and solar contractors. The continued efforts and topics for the committee resulted in draft guidelines for an integrated system, centralized database, solar permit applications, cost recovery, online applications, permit tracking, electronic signature, payments, fire and structural standards, and more importantly, expediting permits. The initial phase of this effort is applicable to residential one- and two-family dwellings only. The Green Corridor team consists of structural engineers, solar contractors, Building Officials, and permit technicians who meet monthly to obtain insight from each other, which has led to a draft standardized permitting process supported and implemented by these groups.

At the meeting, the recommended guidelines were presented to the committee including prescriptive over-the-counter structural requirements. The draft structural residential solar permitting guidelines were presented by the EBGC structural engineer consultant. The guidelines consist of multiple structural worksheets for over-the-counter approval, along with attached directions for how to use the spreadsheet. The work product also includes a technical appendix explaining the span tables and general approach, based on structural engineering principles and the California Building Code.

After the initial review, the EBGC committee commented that under these draft guidelines the focus of over-the-counter application and plan reviews has multiple layers of administrative and State requirements which should be considered before committee objectives can be met for this initiative. Suggestions included: (1) since many jurisdictions have limited staff, simplify structural guidelines in which a typical permit technician may review and approve plans over-the-counter with or without conditions; (2) eliminate multiple structural worksheets and technical appendix; (3) ensure the proposed expedited application process includes owner/builder applicants, not just licensed contractors.

Further modification and revisions will be necessary to move forward with further comments from the EBGC due in April. The EBGC would like a version of this standardized process to be used throughout our nine-city region, made accessible for applicants through the cities' and EBGC web pages, and ultimately with the potential to be scaled up to be used or referenced in other parts of the State.

Smart Parking Symposium. On March 18 and 19, Assistant Planner Arly Cassidy attended a symposium at the Brower Center in Berkeley to learn about progress in the field of smart parking. The featured project was San Francisco's SFpark, which involves the use of sensors and dynamic pricing, and has successfully shifted cars away from high demand areas via pricing without raising the overall cost of parking city-wide. Infamous parking guru Donald Shoup gave a provocative and entertaining keynote address, followed by sessions on smart truck parking, LA Express Park (LA's smart parking pilot project), a detailed discussion of SFpark, and the potential use of smart parking in off-street applications.

2013 Green Building Policy Roundtable. On March 5, Senior Planner Miroo Desai along with Building Permit Technician/Plan Checker Courtney Barrett, and Environmental Analyst Peter Schultze-Allen attended a Green Building Policy Roundtable organized by Stopwaste.org.

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 March 14.

Alameda Oral Board. On March 12, the Planning and Building Director participated in an oral interview panel to help the City of Alameda select a new Supervising Planner.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on March 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 March 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 March 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. Following additional meetings and training sessions in March, the system went "live" as scheduled on March 19, and a follow-up meeting on implementation issues was held on March 29. 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.

"Code Red" Notification System. On March 21, the Planning and Building Director participated in a conference call with consultants for the "Code Red" notification system to develop the map of Emeryville city boundaries, including a buffer area of about 500 feet in Oakland and Berkeley. The system can send automatic telephone messages about emergencies, community events, and meetings to all telephones within this geographical area. It also has the capability to do email notifications for those who have requested the service and provided their email addresses. The City Council authorized the purchase of the CodeRED system on November 6, 2012. Information on signing up for this service can be found at www.emeryville.org/codered.

Internships. Our new Planning Intern, Paolo Ikezoe, is scheduled to begin work on April 3. Paolo grew up in Tokyo, completed an Urban Studies degree at Brown University in Providence, Rhode Island, and recently completed his Master of City Planning degree at U.C. Berkeley.

Office Cleanup Day. On Friday, March 8, the Planning and Building Department held another of its periodic office cleanup days following previous successful efforts. The front counter remained open throughout the day and our normal level of customer service was provided uninterrupted. Although much was accomplished, more remains to be done, and staff has agreed that this should be a regular event.

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	26				168
Plumb., Elec., Mech.	34	26	47	25	35	33	49	23	38				310
Fire	15	13	7	7	7	12	14	11	14				100
MON. TOTALS	66	56	71	49	64	60	85	49	78	0	0	0	
												FISCAL YEARLY TOTAL	578
VALUATION													
Residential	\$212,052	\$879,677	\$41,699,262	\$16,700	\$1,291,300	\$83,246	\$41,872,694	\$262,700	\$3,004,830				\$89,322,461
Sub Permits	\$529,503	\$4,249,034	\$840,184	\$353,152	\$90,041	\$256,277	\$376,345	\$353,403	\$1,196,654				\$8,244,593
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	\$3,545,610				\$23,720,510
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	\$7,747,094	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$121,287,564
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	\$33,817.31				\$608,720.49
Building Standards Admin.	\$121.00	\$313.00	\$1,863.00	\$132.00	\$246.00	\$1,796.00	\$234.00	\$109.00	\$310.00				\$5,124.00
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	\$6,669.06				\$121,747.11
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	\$52,145.58				\$999,404.73
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	\$48,889.15				\$217,351.28
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	\$5,309.21				\$17,714.68
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	\$8,100.99				\$209,034.36
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	\$4,299.69				\$175,307.92
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	\$5,146.60				\$163,838.49
S.M.I.P.	\$384.02	\$511.60	\$9,462.48	\$491.40	\$945.00	\$9,153.91	\$1,124.04	\$391.42	\$1,335.96				\$23,799.83
Microfiche	\$170.31	\$582.65	\$3,645.32	\$186.23	\$425.37	\$4,271.56	\$434.16	\$168.61	\$535.68				\$10,419.89
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	\$4,427.90				\$320,525.22
Sewer Connection	\$0.00	\$0.00	\$92,979.01	\$387.00	\$2,370.00	\$149,051.00	\$50,804.98	\$0.00	\$13,983.00				\$309,574.99
Bay-Shell	\$0.00	\$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	\$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	\$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	\$17,831.48				\$252,395.10
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	\$5,865.00				\$78,893.53
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	\$208,666.61	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$4,619,152.74

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	65%	33	44	38	66	55	45	75	65	95				516
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	73%	0	1	0	23	15	10	31	46	65				191
BRIDGECOURT APTS - Buildings 1&2 defects	\$1,800,000	22-Oct-10	88%	5	2	3	10	5	8	12	6	7				58
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	2	4	0	0	0	0	0	0	0				6
EMERYVILLE MARINA-South Basin deck	\$1,275,000	30-Jun-11	0%	0	2	0	1	0	0	0	0	0				3
LIQUID SUGAR - Buildings C&D defects	\$2,225,280	11-Nov-09	100%	0	0	1	0									1
OCEAN AVENUE TOWNHOMES	\$1,475,729	16-Mar-10	100%	4	6	0	5	2	7							24
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	5%				5	3	8	27	33	45				121
64th and CHRISTIE APARTMENTS	\$38,500,000	10-Jan-13	5%					0	0	0	6	44				50
CITY INSPECTIONS	CONT.	CONT.	CONT.	182	257	170	280	231	246	383	250	363				2362
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	14	19	12	5	8	7	5	8	10				88
				240	335	224	395	319	331	533	414	629				
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																3,420

Planning and Building Department

Major Development Projects

March 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. PC public hearing tentatively 8/22/13.	████████					
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 sessions 4/26/12 and 11/19/12. PC public hearing tentatively 6/27/13.	████████	████████				
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			
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
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	On appeal, CC upheld 1-year extension on 3/19/13. Building permit application submitted 3/21/13.			PC - 10/27/11			
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			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11. Building permit issued 3/25/13.			PC - 5/26/11			
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	GPA =	General Plan Amendment
CC =	City Council	HQ =	Headquarters
CEQA =	California Environmental Quality Act	IS/MND =	Initial Study/Mitigated Negative Declaration
CO =	Certificate of Occupancy	MEP =	Mechanical, Electrical, and Plumbing
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DPB =	Director of Planning and Building	PUD =	Planned Unit Development
DR =	Design Review	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement
FEIR =	Final Environmental Impact Report		

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

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<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. Planning Commission public hearing tentatively scheduled for August 22, 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. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 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. Issued building permit on March 25, 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. Planning Commission public hearing tentatively scheduled for June 27, 2013.	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>