



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** May 1, 2013

**TO:** Michael G. Biddle, Interim City Manager

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

**SUBJECT:** **PROGRESS REPORT – APRIL 2013**

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### HIGHLIGHTS OF THE MONTH

The City Council passed a resolution on April 2 to amend the General Plan to delete a mid-block pedestrian path between 45<sup>th</sup> and 47<sup>th</sup> Streets. A similar resolution to delete a mid-block bicycle and pedestrian path between 47<sup>th</sup> and 53<sup>rd</sup> Streets did not pass.

Planning staff completed its review of the Initial Study/Mitigated Negative Declaration for the Emeryville Center of Community Life. The School District is now revising the document and expects to release the draft for a 30-day public review period beginning in May. The project is tentatively scheduled for a Planning Commission public hearing in July.

Staff was notified that the Pedestrian and Bicycle Plan has won an American Planning Association Award of Excellence in the category of Outstanding Planning - Focused Issue.

A consultant selection committee with representatives from Emeryville, Berkeley, Oakland, Emery Go-Round, AC Transit, and BART/Capitol Corridor chose a team headed by CDM Smith to prepare the Emeryville-Berkeley-Oakland Transit Study.

The working group formed to make recommendations to the City Council on significant structures took a bus tour of the city on April 29 to view candidate buildings.

Development activity continues to increase, with more building inspections conducted in April than in any previous month since December 2008. Meanwhile, staff has fielded questions and held meetings with developers about a number of possible new development projects.

Planning staff attended a number of conferences and training sessions in April, including the American Planning Association National Conference in Chicago, ABAG General Assembly, California Passenger Rail Leadership Advocacy Forum in Sacramento, Urban Affairs Association Conference in San Francisco, a webinar on the Economic Benefits of Walking and Biking, and a Women's Leadership Summit in San Jose sponsored by the Municipal Management Association of Northern California.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

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

#### April 2, 2013

**Environmental Programs.** At a study session, the Council heard an update of the City's environmental goals and programs, including: energy efficiency and renewables; green buildings; bicycling, walking and transit; creeks, bay and stormwater; recycling and composting; water conservation; litter, bags and packaging; Bay Friendly landscaping and gardening; urban forestry; green business; and the on-street sign ordinance.

**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 45<sup>th</sup> Street and 47<sup>th</sup> Street along the eastern property line of Escuela Bilingüe Internacional. This item was continued from the March 19 meeting when the Council 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 as an alternative to be considered along with elimination of the path. The Council voted 4-1 to delete the path from the plans, with the understanding that the Irrevocable Offer of Dedication of the path easement would remain in place. Councilmember West voted "no".

**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 47<sup>th</sup> Street and 53<sup>rd</sup> Street along the western property line of the proposed Emeryville Center of Community Life (ECCL). This item was continued from the March 19 meeting when 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. A motion to delete the path failed on a 2-3 vote, with Councilmember Davis and Mayor Brinkman voting "yes" and Councilmembers Atkin and West and Vice Mayor Asher voting "no". It was noted that the current plans for ECCL do not include the path, but it could be included in future plans for Phase 2.

**"Skate Spot" at Joseph Emery Park.** The Council considered and approved a conceptual design to install skateboard features in this existing linear park and bicycle/pedestrian path that runs between Park Avenue and 45<sup>th</sup> Street just west of San Pablo Avenue.

#### April 16, 2013

**Marchant Building.** The Council unanimously approved a three-city Memorandum of Understanding (MOU) between the cities of Berkeley, Oakland and Emeryville, and a separate MOU between LBA Realty and Emeryville for Greenway improvements, for this large office/industrial building at 6701 San Pablo Avenue, previously owned by the University of California, that has been purchased by LBA. The building is 55% in Berkeley, 44% in Oakland,

and 1% in Emeryville, and is immediately adjacent to the Greenway segment between 67<sup>th</sup> Street and Folger Avenue. Under the terms of the MOUs, Berkeley will take the lead on all planning and building permits for the building, and 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.

### **PLANNING COMMISSION**

The April 25 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**

At its regular quarterly meeting on April 24, the committee heard a report on ongoing public awareness efforts related to the City's waste management program, reviewed the Oakland graffiti ordinance as a resource for developing such an ordinance for Emeryville, discussed the status of various properties of concern throughout the city, including graffiti abatement, and heard an update on implementation of the "CodeTRAK" module for the Planning and Building Department's TRAKiT permit tracking system, which went "live" on March 19 and will help to manage, monitor, and track code enforcement cases.

### **TRANSPORTATION COMMITTEE**

At its April 23 meeting, the Transportation committee voted to extend the red zone along the south side of Powell Street east of Commodore Drive for the Emery Go-Round bus stop, and also to extend the adjacent white loading zone for car pools by a similar amount. The Committee continued a recommendation from BPAC regarding the installation of a temporary "chicane" on Horton Street at the Bayer crosswalk in order to reduce car speeds, asking that more outreach and research be done first. An item regarding "sharrows" on Powell Street was placed on the agenda in error, so no action was taken. Finally, the Committee approved a ten-foot red zone to the west of Editions Limited's driveway on Park Avenue to facilitate truck access.

### **BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE**

At its April 1 meeting, the Bicycle/Pedestrian Advisory Subcommittee heard a presentation about secure indoor bike parking at the 39th & Adeline, 3800 San Pablo ("Maz") Mixed Use Project, and Amtrak sites. The committee voted to recommend that the current mid-block crossing on Horton between 45th and 53rd be modified with a "pinch point" or "chicane", in order to lower vehicle speeds. The committee also heard about the upcoming Bike to Work Day events on May 9.

## PARKS AND RECREATION ADVISORY COMMITTEE

At its meeting on April 17, the committee discussed Parks and Recreation Plan projects status, public access to the Emeryville Center of Community Life (ECCL) and Anna Yates school, a park impact fee, park report cards, grant applications for 53rd Street/ECCL and Eastshore State Park, recreation programs, and coming events. The committee decided to put on a future agenda the idea of requiring permits for dogs in off-leash areas.

## COMMUNITY EVENTS COMMITTEE

At its April 3 meeting the Committee approved two wedding applications at Marina Park for July 27 and September 21.

## PLANNING DIVISION

### DEVELOPMENT COORDINATING COMMITTEE

The DCC met on April 10 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Police, and Fire departments and the City Attorney's Office discussing the following issues:

**Shell Gas Station Reconstruction.** The existing gas station at Powell and Frontage roads is proposed to be demolished and rebuilt. Staff comments focused on Bay Trail amenities, bringing sidewalks up to ADA standards, stormwater requirements, and an attractive design. The project is scheduled to be considered by the Planning Commission on May 23.

**Nady Site Concept, 6701 Shellmound Street.** As previously reported, 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 developer submitted a very preliminary "block" diagram in order to get feedback from all departments. The concept is a 200-unit residential building with ground-floor retail space that would be five floors of wood-frame construction above a two-level concrete parking podium, one level of which would be below grade. The major issue identified was whether such a project would be permissible under the Building Code, and that the developer should meet separately with the Building Division to discuss this. Potential public improvements to be required of the project and possible retail tenants, including recreation-related uses given the site's proximity to Aquatic Park, were also discussed. If the project moves forward, it will entail a community meeting, study sessions, and preparation of a CEQA environmental document, most likely an Initial Study/Mitigated Negative Declaration (IS/MND).

**Proposed Light Levels for Signs.** DCC members discussed a modification to the existing Planning Regulations that would limit the maximum light output of signs. Recommendations from the International Sign Association are that sign brightness levels be limited to a certain amount above ambient lighting, instead of an absolute brightness level. Staff plans to do more research on surrounding cities policies. A study session on this issue is scheduled for the Planning Commission's May 23 meeting.

## 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 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. 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. As noted above, at the April 2 Council meeting a resolution to eliminate the path from the General Plan did not pass, so it must be included in the project. However, omission of the path from the Phase 1 design would not make it inconsistent with the General Plan as long as it is not precluding from being constructed in the future. In early April, staff provided comments on the administrative draft Initial Study/Mitigated Negative Declaration (IS/MND), which the School District is now revising and hopes to publish for the required 30-day public comment period by the end of May. Staff also attended a community workshop on Saturday, April 20 at the Ralph Hawley School site. Approximately 20 people attended including Commissioner Donaldson. The workshop focused on soliciting ideas for the “community canvas” that is being proposed as part of the project. The project is anticipated to be considered by the Planning Commission at the July 25 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 July 25. 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, approved by the City Council on September 4, 2012, and 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 developers 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. The developers indicated that they would bring a development schedule to the next Park Avenue District Advisory Committee meeting, which is scheduled for May 8.

***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 exchanged information with Keyser Marston in April concerning their development of conceptual plans for the site.

***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, and approved a one-year extension on January 24, 2013. 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 on March 19, 2013. The applicant has now submitted a building permit application for the project, which staff is reviewing.

***EmeryStation West @ Emeryville Transit Center, Horton Street and 59<sup>th</sup> Street; and Heritage Square Garage, Horton Street at 62<sup>nd</sup> Street.*** This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62<sup>nd</sup> and Horton Streets, was approved by the City Council on February 16, 2010. On February 7, 2012 the City Council approved a two year extension of the project's planning permits, which will now expire in February 2014 unless a building permit application is filed before then. An extension of one additional year, to February 2015, is also possible.

***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 36<sup>th</sup> Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued 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, 2012, and a building permit application was received on July 5, 2012. The Planning Division provided first round plan check comments on the building permit for the park on August 13, 2012 and signed off on the permit on November 21, 2012 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.

**64<sup>th</sup> and Christie Residential Building.** The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64<sup>th</sup> Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A demolition permit for the existing buildings on the site was issued on April 27, 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, and Planning staff provided comments in mid-March; there are just a few minor issues to be resolved before Planning can approve the building permit application. Demolition is now complete and the foundation and underground garage construction is well underway.

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

**EmeryStation Greenway.** This four-story 91,000 square foot office and laboratory building on the east side of Hollis Street between Powell and 59<sup>th</sup> Streets that was approved by the City Council in May 2009 is now 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 40<sup>th</sup> 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 67<sup>th</sup> Street and Folger Avenue. As noted above, on April 16 the City Council approved two Memoranda of Understanding (MOU) for the project, including a three-city MOU that assigns responsibility for planning and building permit processing to Berkeley, and a separate MOU between LBA and Emeryville for Greenway improvements. Under the terms of the second MOU, 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.

**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. As noted above, a preliminary concept for a 200-unit residential building above a parking podium with ground-floor retail space was discussed by the Development Coordinating Committee on April 10.

**Potential Hotel Development.** On April 10, the Planning and Building Director and Economic Development and Housing Director met with representatives of FPG Development Group, who are interested in building a new hotel in Emeryville. FPG is a private real estate operating company based in Palm Beach, Florida, that specializes in hotels. Their recent projects include a six-story, 162-room Hampton Inn in downtown San Jose, and a five-story, 210-room Hilton Garden Inn in downtown Burbank with two levels of underground parking. Locations in Emeryville of most interest to them included Bay Street Site B and the Marketplace Shellmound Site near the Amtrak station.

**Rug Depot/Bon Motif.** This site of almost 60,000 square feet, which occupies the southern half of the block bounded by 40th, Horton, and Hubbard Streets, is on the market. Currently occupied by two buildings that house Rug Depot and Bon Motif, respectively, the site is zoned Mixed Use with Residential (MUR) and is in the Park Avenue and Pedestrian Priority overlay zones. Under the MUR zoning, new development on a site of this size requires a conditional use

permit from the Planning Commission and must have a mix of uses, one of which must be residential, although a single use is permissible if the applicant convincingly demonstrates that a mix of uses is infeasible. Staff has recently fielded a number of inquiries about this site with proposals for a variety of uses, but, as far as we know, no deal has yet been made for its sale. The Rug Depot building is designated as a significant structure, which means that City Council approval would be required if it were proposed to be demolished.

**Haruff/Peladeau.** On April 10, staff met with representatives of Libitzky Property Companies and their architect concerning a potential development on several parcels in the area bounded by Hollis Street, Powell Street, Stanford Avenue, and the railroad. According to their website, Libitzky focuses on “large mixed-use industrial and office projects” although residential development was also discussed. The need for a possible General Plan Amendment and rezoning were also mentioned. The developers were informed that any major proposal would entail a community meeting and Planning Commission study sessions, as well as public hearings and preparation of a CEQA environmental document. A project in this area has the potential to eliminate a large unsightly tilt-up industrial building, preserve and reuse a significant structure on Haruff Street, provide needed housing units, and bring active uses adjacent to the Powell-Stanford segment of the Greenway.

**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. Staff contacted the landscape architect, who said the bushes were planted as a temporary measure to keep people out of a construction area. The homeowners association wishes to redesign the recently approved landscape plan, and made an appointment with staff to discuss this.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**Forbes Renovation.** An application for a minor design review permit to renovate a single family home at 1034 48th Street, including new siding and windows, was submitted on April 4.

**Yee Residence.** An application for a minor design review permit to expand and redesign the front porch of a single family home at 1364 Park Avenue was submitted on April 25.

**IKEA Delivery Redesign.** An application for a minor design review permit to modify an existing loading dock, landscaping, and parking area, and to make minor exterior changes related to a new interior storage mezzanine level in the existing IKEA store building at 4400 Shellmound Street, was submitted on April 26.

### Signs

**Togo’s Sign Replacement.** A minor sign permit to replace the existing signs with the company’s new logo signs at 5751 Christie Avenue was approved on April 11.

**Hae Now Sign.** An application for a minor sign permit for a 20 square foot wall sign at 1303 66th Street was submitted on March 26. A notice of incomplete application was sent on April 23.

**New Express Signs.** An application for a minor sign permit to replace existing signs at 5680 Bay Street was submitted on April 24.

**Bullseye Blade Sign.** An application for a minor sign permit for a new blade sign at 4514 Hollis Street was submitted on April 26.

**Wells Fargo Sign Replacement.** An application for a minor sign permit to replace two existing cabinet signs with individual letter signs and to reface an existing awning with new fabric at 5801 Christie Avenue was submitted on April 29.

## ADVANCED PLANNING PROJECTS

**New Planning Regulations.** The new regulations went into effect on March 7. A notification poster, as required by the new regulations, was developed and several have been ordered. These large orange-colored notice signs will be posted at the site of every project requiring Planning Commission approval, beginning with two projects scheduled for public hearings on May 23. In addition, staff has begun keeping an on-going list of recommended amendments to the regulations, which is being added to as we gain experience implementing the new code and discover things that could be improved. The first amendments, which will be brought to the Planning Commission and City Council for consideration in the near future, relate to nighttime illumination levels of signs, significant structures, standards for emergency shelters, and regulation of transitional and supportive housing. Later, an “omnibus clean-up” ordinance will be prepared to correct a potpourri of minor issues that have been flagged.

**General Plan.** As mentioned above, on April 2 the City Council approved an amendment to the General Plan to delete the pedestrian path between 45th and 47th Streets just east of San Pablo Avenue.

**Housing Element.** Staff coordinated interns working on the housing conditions survey, inventory of potential sites, and government constraints. On April 30, Planning staff met with Economic Development and Housing staff regarding preparation of the Housing Element, including a “Family Friendly Housing” goal. An intern drafted a schedule; because the region’s Sustainable Communities Strategy (SCS) is expected to be adopted in July, and housing elements are due 18 months after SCS adoption, Bay Area housing elements will be due by January 2015.

**Design Guidelines - Family Friendly Housing.** Staff expects to complete the draft guidelines next month and bring them to the Planning Commission for consideration on June 27.

**Pedestrian and Bicycle Plan.** On April 21, we were notified that the Northern California Section of the California Chapter of the American Planning Association has selected the Emeryville Pedestrian and Bicycle Plan as the Award of Excellence winner in the category of Outstanding Planning - Focused Issue. Congratulations to the Bicycle/Pedestrian Advisory Subcommittee, Alta Planning + Design, former Project Manager Deborah Diamond, and staff for this great honor. All will be in attendance at the award dinner at Jack London Square on May 17 to receive the award.

**Traffic Facilities Impact Fee (TIF) Update.** At the direction of the City Council, the Traffic Impact Fee update is being considered in conjunction with the proposed park/public facilities fee and affordable housing in-lieu fee in order to assess the total impact fee burden on development, and to compare our total development fees to those of other cities. On April 29, Planning staff met with Economic Development and Housing staff to coordinate the development and processing of these fees. In August, the Traffic Impact Fee will be considered by the Transportation Committee, the park/public facilities fee will be considered by the Parks and Recreation Advisory Committee, and the affordable housing in-lieu fee will be considered by the Housing Committee. All three fees will then be considered by the Economic Development Advisory Committee in October, to be followed by study sessions of the Planning Commission in October and City Council in December, prior to City Council consideration of adoption next January.

**Eastshore State Park.** On April 5 the City submitted an Urban Greening grant application 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.

**Emeryville-Berkeley-Oakland Transit Study.** This study of transit in West Oakland, Emeryville and West Berkeley is funded by a \$250,000 grant from Caltrans. On March 5, the City Council approved a Request for Proposals (RFP) and a consultant selection process by which a six member committee, including representatives from the cities of Emeryville, Berkeley, and Oakland, and from the Emery Go-Round, AC Transit, and BART/Capitol Corridor, would review the proposals, conduct interviews, and select the consultant. The RFP was issued on March 7 and four proposals were received. On April 12 the selection committee selected three of the four proposing teams for interviews and drafted interview questions. On April 19 the committee interviewed the three teams and selected the CDM Smith team, which includes MIG for public involvement, CHS for transit operations, NWC for transit funding, and BAE for land economics. The scope includes public meetings on options in November of this year and on a draft plan in September of next year, with completion in February of 2015. A contract is being prepared for City Council approval on May 21.

**Sustainable Communities Strategy.** On April 2 staff attended a meeting of the Regional Advisory Working Group on the draft Plan Bay Area and its draft Environmental Impact Report. Staff reviewed these documents in preparation for a presentation to the City Council on May 7.

**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. In April, staff reviewed adaptation responses, commenting on which agencies could do various tasks and how, in terms of community land use, utilities, shoreline, and transportation.

**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. A working group was formed and approved by the City Council, and met twice in January. On April 29 the working group toured potentially significant structures to discuss which are significant, what parts of them are significant, and why. A final meeting of the group will be held prior to developing the ordinance for consideration by the Planning Commission and City Council, which is tentatively scheduled for August 22 and September 17, respectively.

***Water Efficient Landscape Ordinance.*** Stopwaste.org staff and Planning and Public Works staff met on-site with the Black Bear Diner owner to resolve landscape issues.

***Land Uses and Trash.*** Staff reviewed the Regional Water Quality Control Board's draft land use map of Emeryville, which the Board will use to estimate trash generation.

## BUILDING DIVISION

### Permit and Inspection Activity

The attached tables summarize the tenth month of fiscal year 2012-2013 for building permit and inspection activity. The month of April 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 April, a total of 42 permits have been issued, based on a total valuation of about \$2.1 million and generating almost \$100,000 in fees. During the same period, 643 inspections have been conducted, which is the most in any single month since December 2008. Field inspection totals of 279 (43%) were related to major projects and 364 (57%) 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 building permit application for the superstructure of the building is under review and is expected to be issued in May. Construction activity is finally underway for the Ocean Avenue Apartments. This development consists of five townhouses and part of the Baker Metal Building. 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 April the Director of Planning and Building received one questionnaire, indicating positive and excellent in all categories, including the permit application process and customer service approach. 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 April included:

- **1364 Park Avenue** – Replace front porch deck and stairs.
- **64<sup>th</sup> and Christie** – 6350 Christie Avenue; foundation, garage construction.
- **1064 45<sup>th</sup> Street** – Reroof.
- **1066 45<sup>th</sup> Street** – Reroof.
- **1068 45<sup>th</sup> Street** – Reroof
- **Chevron** – 1400 Powell Street; interior demolition, phase 1.
- **Sobe Kick** – 6460 Hollis Street; tenant improvement.
- **1044 45<sup>th</sup> Street** – Reroof.
- **1 Captain Drive** – Interior wall modification.
- **Heritage Square** – 6121 Hollis Street; seismic upgrade.
- **6400 Christie Avenue #3101** – Kitchen remodel.
- **6400 Christie Avenue** – Building 3; remodel 10 units and electrical upgrade.
- **4106 Adeline Street** – Install PV Solar system 1.7 kw.
- **4320 Adeline Street** – Fire damage repair.
- **Bay Street Building A** –5604, 5606, 5608 Bay Street; landlord improvements for future tenants.
- **Novartis Building 4** – 5300 Chiron Way; 2<sup>nd</sup> and 3<sup>rd</sup> floor lab tenant improvement.
- **FedEx** – 1600 63<sup>rd</sup> Street; install 5 electric vehicle charging stations.
- **Watergate Condominiums** – 3 Admiral Drive Building F; swimming pool replacement.
- **Bridgecourt Apartments** – 1331 40<sup>th</sup> Street, demolition, remedial.

- **1046 45<sup>th</sup> Street** – private sewer lateral replacement.
- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **Andante (four buildings)** – 1121 40th Street; construction defect repairs.
- **Liquid Sugar Building A** – 1245–1283 66th Street; construction defect repairs.
- **Bridgewater Apartments** – 6400 Christie Avenue; extensive plumbing and electrical renovations.
- **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 April for the following projects:

- **Ambassador Housing** – 36<sup>th</sup> and Peralta Streets.
- **Escuela Bilingüe, Phase 2A and 2B** – 4550 San Pablo Avenue; private school improvements K-8<sup>th</sup> 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** – 53<sup>rd</sup> 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.
- **Ocean Avenue Townhouses** – 1276 Ocean Avenue; 5 townhouses.

### 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** – 64<sup>th</sup> and Christie; excavation, shoring, foundation.
- **Ocean Avenue Townhouses** – 1276 Ocean Avenue; 5 townhouses.

### 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 April:

- **Massage Use** – 3996 San Pablo Avenue, Unit G (CO)
- 25 sub permit types (final)

### **Fast Track Plan Check**

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

- Same day plan check/permit issuance (fast track) for 10 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 11 applications submitted.

### **Contacts and Inquires**

Building Division staff fielded a total of 175 counter contacts and 137 telephone queries in April.

### **Field Inspections**

The Building Division continues to observe an increase in the amount of inspection requests for April compared with the first half of the fiscal year, which hopefully is a sign of an improving economy. Field inspection staff performed 643 inspections in April, which is more than double the July-December monthly average, and is the most in any single month since December 2008. Requests for this month average 321 field inspections per month by the Building Division’s two building inspectors (one City staff and one WC<sup>3</sup> 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 64<sup>th</sup> and Christie, Parkside, 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 April:

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

- 11 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

**American Planning Association National Conference.** The Planning and Building Director attended the annual conference of the American Planning Association in Chicago on April 12 - 17. This annual event of the national professional planning organization brought together about 5,500 planners from throughout the United States and other countries to discuss issues of mutual concern and to share the latest information on myriad topics related to city planning. Highlights of the conference included:

- An Opening Keynote on “Inventing the Next American Economy” by Xavier de Souza Briggs, professor at the MIT School of Architecture and Planning and former associate director of the U.S. Office of Management and Budget, and a rousing pep talk from Oregon Congressman Earl Blumenauer, a great support of planning and an enthusiastic cyclist.
- “Orientation tours” and “mobile workshops” to get the lay of the land and view the neighborhoods of Chicago, including a visit to the site of the 1893 World’s Columbian Exposition (arguably the birthplace of city planning and urban design in America); a walking tour of the various Chicago landmarks and institutions featured in the classic 1986 film *Ferris Bueller’s Day Off*; and a bicycle tour along Chicago’s lakefront trail.
- The annual planning directors’ breakfast, where planning directors from all over the nation can socialize and learn about each other’s issues, and hear talks from planners from the host cities for this year’s conference (Chicago) and next year’s conference (Atlanta).
- The annual awards luncheon at which citizens, planners, and public officials were recognized for outstanding achievements. In the Bay Area, the City of San Pablo won the National Planning Achievement Award for Environmental Planning for the Health Element of their General Plan.
- Sessions on building the ideal planning department, elements of great neighborhoods, smart codes, the “ethics case of the year”, and an all-day hands-on training workshop on the use of

free software such as SketchUp, GIS, and illustration programs to help visualize urban design concepts.

- An excellent tour of a fascinating and often overlooked area: the steel mills and natural wonders of northwest Indiana. Who knew that there was a National Park there with the third largest variety of plants and animals of any National Park, and more varieties of orchids than exist in Hawaii? Or that Chicago's third international airport is located in Gary, Indiana and needs to relocate three major freight rail lines in order to extend their runway? Or that the idyllic little town of Whiting, about the same size as Emeryville, sits in the middle of it all? The tour featured knowledgeable and informative presentations by high-ranking officials from cities (including the Mayors of Whiting and Gary), parks, and steel mills.
- Special events including a gala opening reception at the Chicago History Museum, an evening of entertainment at the Second City comedy club where many Saturday Night Live personalities got their start, and a night out at one of Chicago's famous blues clubs.
- Most sessions were good for "CM" (certification maintenance) credits, which are required for planners to retain their AICP (American Institute of Certified Planners) credentials. AICP members must earn a total of 32 CM credits every two years, including 1.5 credits in law and 1.5 credits in ethics. The required credits in law were earned at last year's conference in Los Angeles; the required credits in ethics were earned at this year's conference in Chicago.
- A note on planning in Chicago: the city is governed by a somewhat unwieldy City Council made up of 50 (yes, fifty!) elected "Aldermen", each of whom presides over a ward with about 54,000 residents (i.e. a small city). Because of the long-established system of "Aldermanic prerogative", each Alderman has more-or-less unchallenged authority in his or her ward, pushing forward projects and ideas that he or she supports while blocking those that he or she opposes. This can lead to different priorities, programs, and even zoning in each of the 50 wards – a planner's nightmare! The overall planning of the city is still generally governed by Daniel Burnham's 1909 Plan of Chicago, with citywide programs and initiatives championed by the Mayor.

**Association of Bay Area Governments General Assembly.** Associate Planner Diana Keena attended the ABAG General Assembly on April 18 at Jack London Square in Oakland. Speakers included Robert Reich, former U.S. Secretary of Labor, on the jobs-housing connection; Allan Jacobs, author of *Great Streets*, on place making; a panel of design professionals on planning for people and places; a panel of city and county elected officials on local approaches to place making; awards for local projects; and a tour of historical features of the Jack London Square section of the Bay Trail.

**California Passenger Rail Leadership Advocacy Forum.** On April 11, the Planning and Building Director and Associate Planner Diana Keena attended this all-day forum at Sacramento City Hall. It was organized by representatives from the Capitol Corridor and was attended, and featured presentations, by passenger rail service providers from throughout the state, including Southern California, the Central Valley, and the Bay Area. Emeryville was the only city represented, and we were invited specifically to showcase our Amtrak station (the fourth

busiest in the state) and the high-density mixed-use transit-oriented development that surrounds it, as a model for what other cities with passenger rail service might aspire to. Our presentation was well-received and garnered a lot of positive feedback.

***East Bay Planning Directors Meeting.*** On April 5, the Planning and Building Director attended a meeting of the Planning Directors of Alameda and Contra Costa Counties, arranged by ABAG and hosted by the Alameda County Transportation Commission. Presentations were made by the East Bay Economic Development Alliance about their history and programs, and by ABAG staff on the recently-released Plan Bay Area (the “Sustainable Communities Strategy” required by SB 375) and its Environmental Impact Report. The Planning Directors decided that such a joint meeting of the two counties should be held twice a year, with the next meeting being around October.

***Urban Affairs Association Conference.*** Assistant Planner Arly Cassidy attended a conference in San Francisco for three days in April, including sessions on the economic role of art, urban regeneration, hoarding and age, and the role of parks, among other topics. She came away newly inspired by the wide variety of ways a planner might improve her city.

***APBP Webinar: The Economic Benefits of Walking and Biking.*** On Wednesday, April 17, Assistant Planner Arly Cassidy attended a free lunchtime webinar by the Association of Pedestrian and Bicycle Professionals about the ways in which walking and biking can improve neighborhoods. The key point she learned is that, while car drivers spend more per visit to a store than bikers or walkers, the latter visit more often, and thus spend more over time. Given these research findings, facilitating biking and walking trips could help foster local economic growth.

***Women’s Leadership Summit*** – Senior Planner Miroo Desai attended the Women’s Leadership Summit organized by the Municipal Management Association of Northern California (MMANC) on April 25 in San Jose.

***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 April 22.

***Hayward Oral Board.*** On April 1, the Planning and Building Director participated in an oral interview panel to help the City of Hayward select a new Senior Planner.

***Graffiti Abatement Contract.*** On April 10, the Planning and Building Director and Chief Building Official met with a representative of Peralta Service Corporation, a subsidiary of The Unity Council of Oakland, which Emeryville has used for many years for graffiti abatement services. With the recent demise of the Redevelopment Agency and elimination of the Community Preservation Officer, graffiti abatement responsibilities and budget are being transferred from the Economic Development and Housing Department to the Planning and Building Department, and the contract with Peralta is being transferred from the Redevelopment Agency to the City. This meeting was to discuss the scope of services to be provided under the new contract. Because it will be less than \$25,000, it can be approved by the City Manager.

**64<sup>th</sup> and Christie Project Construction Noise Concerns.** The Chief Building Official met with SCM developers as a result of continuous concerns from the public about non-permitted construction noise per the Conditions of Approval. The project is well underway with the concrete basement completed; this phase of construction will be followed by two levels of concrete floors and four levels of wood construction to finish the building. This project is surrounded by residential properties such as Bridgewater Apartments, Avenue 64 and Pacific Park Plaza. For large construction development projects, the Building Division typically conducts a preconstruction meeting with the property owners, developers, architects, and engineers to discuss their responsibilities during construction, administration expectations, and Conditions of Approvals. Such a meeting was held in February 2012 for the 64<sup>th</sup> and Christie project. Through the construction phases, for their particular reasons, property owners or developers have a tendency to frequently change the superintendents during important construction phases. When the transition occurs, the knowledge of past discussions and critical information is not conveyed or is lost in the translation to the new personnel and must be revisited. The April meeting with the developer included understanding the Conditions of Approvals, specifically the construction noise provisions. In efforts to monitor and preempt further complaints from the public, the developers were directed to be proactive and consider starting later in the morning than the approved construction start times, provide security cameras to monitor the construction site more carefully and log incidences of neighboring construction activity and individuals. The developers understand that the consequences of any further concerns from the public may require the City of Emeryville's Building Division to take action by authority, or secure other means and methods for compliance including consideration of work stoppage.

**Field Inspection Staffing.** During the last three years staff has experienced a lull in inspection requests as a result of the economic downturn throughout the City. During this time field staff consisted of two inspectors to handle the work load comfortably. With the increase in development in the City with projects such as 64<sup>th</sup> and Christie, Ambassador, Parkside, Bakery Lofts IV and the future City Storage project, the Chief Building Official is reviewing possible inspector candidates to augment the existing staff. It is estimated that 0.5 FTE is necessary at a minimum to offset the heightened inspection work load. This individual will be provided by the Building Division's current consultant and will be covered under the existing contract.

**Grants Coordination.** Staff attended the monthly interdepartmental grants coordinating meeting on April 18, where the City's application for One Bay Area Grants for North Hollis street improvements and a Bay Trail path on Christie Avenue between Powell Street and Shellmound Street were discussed.

**Cost Recovery.** Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on April 24 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, and the CodeTRAK and GIS components “went live” on March 19. Staff has been using the software to track permits and code violations as they travel through the application and abatement processes. Staff met on April 10 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. Planning project attachments have been optimized back into 2000 by various interns. Two new interns have been trained on using GIS, and one used GIS to generate a list for surveying housing condition.

**Internships.** Our new planning intern, Tony Vi, started work on April 16. Tony, a California native, completed his Master of Urban and Regional Planning degree at Portland State University, and has worked at San Francisco Planning & Urban Research Association (SPUR) and Livable City in San Francisco. Our Cal in Local Government (CLG) Intern, Alex Jonlin, completed his internship, leaving summaries and downloads of background documents for the Emeryville-Berkeley-Oakland Transit Study. Staff attended a CLG open house at UC Berkeley on April 29.

**Farewell to Pat O’Keeffe.** After 18 years with the City of Emeryville, and 38 years of public service, City Manager Pat O’Keeffe retired effective April 19. He was a great friend to the Planning and Building Department and will be greatly missed.

## **STATUS OF MAJOR DEVELOPMENT PROJECTS**

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

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

|                           | Jul-12      | Aug-12       | Sep-12         | Oct-12       | Nov-12       | Dec-12         | Jan-13       | Feb-13      | Mar-13       | Apr-13      | May-13 | Jun-13                     | TOTAL          |
|---------------------------|-------------|--------------|----------------|--------------|--------------|----------------|--------------|-------------|--------------|-------------|--------|----------------------------|----------------|
| <b>PERMITS ISSUED</b>     |             |              |                |              |              |                |              |             |              |             |        |                            |                |
| Building Permits          | 17          | 17           | 17             | 17           | 22           | 15             | 22           | 15          | 26           | 18          |        |                            | 186            |
| Plumb., Elec., Mech.      | 34          | 26           | 47             | 25           | 35           | 33             | 49           | 23          | 38           | 19          |        |                            | 329            |
| Fire                      | 15          | 13           | 7              | 7            | 7            | 12             | 14           | 11          | 14           | 5           |        |                            | 105            |
| <b>MON. TOTALS</b>        | 66          | 56           | 71             | 49           | 64           | 60             | 85           | 49          | 78           | 42          | 0      | 0                          |                |
|                           |             |              |                |              |              |                |              |             |              |             |        | <b>FISCAL YEARLY TOTAL</b> | 620            |
| <b>VALUATION</b>          |             |              |                |              |              |                |              |             |              |             |        |                            |                |
| Residential               | \$212,052   | \$879,677    | \$41,699,262   | \$16,700     | \$1,291,300  | \$83,246       | \$41,872,694 | \$262,700   | \$3,004,830  | \$331,400   |        |                            | \$89,653,861   |
| Sub Permits               | \$529,503   | \$4,249,034  | \$840,184      | \$353,152    | \$90,041     | \$256,277      | \$376,345    | \$353,403   | \$1,196,654  | \$1,670,670 |        |                            | \$9,915,263    |
| 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  | \$102,880   |        |                            | \$23,823,390   |
| <b>MON. TOTALS</b>        | \$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  | \$2,104,950 | \$0    | \$0                        |                |
|                           |             |              |                |              |              |                |              |             |              |             |        | <b>FISCAL YEARLY TOTAL</b> | \$123,392,514  |
| <b>FEES COLLECTED</b>     |             |              |                |              |              |                |              |             |              |             |        |                            |                |
| 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  | \$10,481.14 |        |                            | \$619,201.63   |
| Building Standards Admin. | \$121.00    | \$313.00     | \$1,863.00     | \$132.00     | \$246.00     | \$1,796.00     | \$234.00     | \$109.00    | \$310.00     | \$104.00    |        |                            | \$5,228.00     |
| 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   | \$2,096.24  |        |                            | \$123,843.35   |
| 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  | \$16,679.91 |        |                            | \$1,016,084.64 |
| 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  | \$51,221.40 |        |                            | \$268,572.68   |
| 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   | \$7,671.00  |        |                            | \$25,385.68    |
| 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   | \$3,042.75  |        |                            | \$212,077.11   |
| 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   | \$1,370.94  |        |                            | \$176,678.86   |
| 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   | \$2,073.11  |        |                            | \$165,911.60   |
| 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   | \$415.06    |        |                            | \$24,214.89    |
| Microfiche                | \$170.31    | \$582.65     | \$3,645.32     | \$186.23     | \$425.37     | \$4,271.56     | \$434.16     | \$168.61    | \$535.68     | \$139.64    |        |                            | \$10,559.53    |
| 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   | \$1,256.53  |        |                            | \$321,781.75   |
| 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  | \$237.00    |        |                            | \$309,811.99   |
| Bay-Shell                 | \$0.00      | \$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       | \$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       | \$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  | \$0.00      |        |                            | \$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   | \$571.00    |        |                            | \$79,464.53    |
| <b>MON. TOTALS</b>        | \$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 | \$97,359.72 | \$0.00 | \$0.00                     |                |
|                           |             |              |                |              |              |                |              |             |              |             |        | <b>FISCAL YEARLY TOTAL</b> | \$4,716,512.46 |

**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     | 121    |        |        | 604   |
| BAKERY LOFTS PHASE IV  | \$2,779,000  | 9-May-12      | 75%    | 0  | 1      | 0      | 23     | 15     | 10     | 31     | 46     | 65     | 35     |        |        | 226   |
| BRIDGECOURT APTS - Buildings 1&2 defects   | \$1,800,000  | 22-Oct-10     | 90%    | 5  | 2      | 3      | 10     | 5      | 8      | 12     | 6      | 7      | 12     |        |        | 70    |
| EMERYSTATION GREENWAY  | \$22,789,452 | 25-Feb-11     | 95%    | 2  | 4      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      |        |        | 6     |
| EMERYVILLE MARINA-South Basin deck   | \$2,225,280  | 11-Nov-09     | 100%   | 0  | 0      | 1      | 0      |        |        |        |        |        |        |        |        | 1     |
| LIQUID SUGAR - Buildings C&D defects   | \$1,475,729  | 16-Mar-10     | 100%   | 4  | 6      | 0      | 5      | 2      | 7      |        |        |        |        |        |        | 24    |
| OCEAN AVENUE TOWNHOMES   | \$1,275,000  | 30-Jun-11     | 0%     | 0  | 2      | 0      | 1      | 0      | 0      | 0      | 0      | 0      | 3      |        |        | 6     |
| PARKSIDE APARTMENTS (3 buildings)  | \$41,622,842 | 14-Sep-12     | 10%    |  |        |        | 5      | 3      | 8      | 27     | 33     | 45     | 56     |        |        | 177   |
| 64th and CHRISTIE APARTMENTS   | \$38,500,000 | 10-Jan-13     | 10%    |  |        |        |        | 0      | 0      | 0      | 6      | 44     | 52     |        |        | 102   |
|  |              |               |        |  |        |        |        |        |        |        |        |        |        |        |        |       |
| CITY INSPECTIONS   | CONT.        | CONT.         | CONT.  | 182  | 257    | 170    | 280    | 231    | 246    | 383    | 250    | 363    | 354    |        |        | 2,716 |
| CODE ENFORCEMENT <sup>1</sup>  | CONT.        | CONT.         | CONT.  | 14   | 19     | 12     | 5      | 8      | 7      | 5      | 8      | 10     | 10     |        |        | 98    |
|  |              |               |        |  |        |        |        |        |        |        |        |        |        |        |        |       |
|  |              |               |        |  |        |        |        |        |        |        |        |        |        |        |        |       |
|  |              |               |        | 240  | 335    | 224    | 395    | 319    | 331    | 533    | 414    | 629    | 643    |        |        |       |
| <sup>1</sup> Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement. |              |               |        |  |        |        |        |        |        |        |        |        |        |        |        | 4,030 |

## Planning and Building Department

Major Development Projects

April 2013

| Project<br>Location   | Description  | Status/Comments  | Planning        |                           |          | Building      |              |           |
|---|--|--|-----------------|---------------------------|----------|---------------|--------------|-----------|
|   |  |  | Pre-Application | Application<br>Processing | Approval | Plan Check    | Construction | Occupancy |
| <b>3800 San Pablo Mixed Use ("Maz")</b><br>NE San Pablo/Adeline/W. Mac.     | Residential - 100 units<br>Retail - 21,640 s.f.                  | PC study session 2/28/13.<br>PC public hearing tentatively 7/25/13.                      | ████████        |                           |          |               |              |           |
| <b>Gateway @ Emeryville</b><br>NE Powell St. & Christie Ave.                | Residential - 265 units; Retail -<br>14,100 s.f.; 142-room hotel | PC and CC study sessions in 2007.<br>Demo permit for 1-story bldg expired 4/12/12.       | ████████        |                           |          |               |              |           |
| <b>Bay Street "Site A"</b><br>NE Shellmound & Christie                      | Hotel and retail (last phase of<br>South Bayfront PUD)           | CC study session 11/2/10. Redevelopment Agency<br>approved 2-year ERN extension 12/7/10. | ████████        |                           |          |               |              |           |
| <b>Bay Street "Site B"</b><br>Shellmound/Powell/railroad                    | Department store and public<br>parking                           | CC study session 11/2/10. Exclusive Right to<br>Negotiate expired September 2012.        | ████████        |                           |          |               |              |           |
| <b>Hollis Street Pedestrian Bridge</b><br>Over Hollis between 5800 and 5885 | Pedestrian bridge between two<br>EmeryStation lab buildings      | Requires PC Design Review approval and CC<br>approval to cross public street.            | ████████        |                           |          |               |              |           |
| <b>Center of Community Life</b><br>W San Pablo Ave betw 47th & 53rd         | Multipurpose community<br>recreation and school facility         | PC study sessions 4/26/12 and 11/19/12.<br>PC public hearing tentatively 7/25/13.        | ████████        | ████████                  |          |               |              |           |
| <b>Wells Fargo Bank Branch</b><br>NW Shellmound & Christie                  | Bank - 4,995 s.f.  | Application withdrawn 4/24/13.   | ████████        | ████████                  |          |               |              |           |
| <b>Marketplace Redevelopment</b><br>Phase I - Shellmound building           | Residential - 225 units<br>Retail - 4,000 s.f.                   | FDP application submitted 10/1/08.   | ████████        | ████████                  |          |               |              |           |
| <b>HSP Parking Structure</b><br>NW 59th & Doyle Sts.                        | 4-level parking structure with<br>553 spaces.                    | Community meeting 10/20/08.<br>PC study session 10/23/08.                                | ████████        | ████████                  |          |               |              |           |
| <b>Pixar Warehouse</b><br>5000 Hollis Street                                | Storage - 28,637 s.f. in vacant<br>portion of Level(3) building. | PC study session 10/25/12.<br>PC approved 12/13/12.                                      | ████████        | ████████                  |          | PC - 12/13/12 |              |           |
| <b>Emeryville Center for the Arts</b><br>4060 Hollis Street                 | Space for Celebration of Arts,<br>Historical Society, etc.       | PC study session 6/23/11.<br>PC approved 9/22/11; valid for two years.                   | ████████        | ████████                  |          | PC - 9/22/11  |              |           |
| <b>Fire Station #2</b><br>6303 Hollis Street                                | New 12,930 square foot fire<br>station to replace existing.      | PC approved 6/24/10.<br>PC approved 2-year extension on 6/28/12.                         | ████████        | ████████                  |          | PC - 6/24/10  |              |           |
| <b>EmeryStation West @ Transit Ctr</b><br>NW Horton & 59th Sts.             | 200,000 s.f. office/lab tower,<br>823 parking spaces in 2 bldgs. | CC approved project on appeal on 2/16/10.<br>CC approved 2-year extension on 2/7/12.     | ████████        | ████████                  |          | CC - 2/16/10  |              |           |
| <b>Baker Metal Live-Work</b><br>1265 65th Street                            | Res./live-work - 17 units  | PC approved 8/27/09.   | ████████        | ████████                  |          | PC - 8/27/09  |              |           |
| <b>39th and Adeline Project</b><br>Adeline/39th/Yerba Buena                 | Residential - 101 units<br>Retail - 1,000 s.f.                   | CC approved first extension on 11/16/10.<br>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 |
| <b>City Storage</b><br>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 |            |              |           |
| <b>Ocean Lofts</b><br>1258 Ocean Avenue                              | Residential - 2 units<br>Demo of existing house              | Building permit application expired 7/18/12. Applicant intends to pursue project in the future.    |                 |                        | CC - 4/17/07  |            |              |           |
| <b>Pak N Save Upgrade</b><br>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  |            |              |           |
| <b>Marketplace Redevelopment</b><br>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 |            |              |           |
| <b>Ocean Avenue Townhomes</b><br>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  |            |              |           |
| <b>Parkside Project</b><br>Powell/Hollis/Doyle/Stanford              | Residential - 168 units<br>Live-work/flex - 8 units          | Building permits for all buildings issued 9/14/12.   |                 |                        | CC - 11/18/08 |            |              |           |
| <b>Escuela Bilingüe, Phase II</b><br>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  |            |              |           |
| <b>Ambassador Housing</b><br>N 36th betw Peralta & Adeline Sts.      | Residential - 69 units, affordable, rental                   | Grading permit and building permits for all buildings issued 3/15/12.                              |                 |                        | PC - 12/10/09 |            |              |           |
| <b>Bakery Lofts Phase IV</b><br>SE 53rd & Adeline Sts.               | Residential - 18 units<br>Retail - 1,450 s.f. cafe           | Building permit issued 5/9/12.   |                 |                        | CC - 11/20/07 |            |              |           |
| <b>EmeryStation Greenway</b><br>5812-5860 Hollis St.                 | Laboratory building - 91,000 s.f.                            | Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.                     |                 |                        | CC - 5/19/09  |            |              |           |
| <b>Krubiner Prefabricated House</b><br>5507 Beaudry St.              | Factory-built house 2,053 s.f.                               | Assembled 7/9/11. TCO issued 10/28/11.   |                 |                        | PC - 2/28/08  |            |              |           |

**Glossary of Abbreviations:**

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

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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>   | <i>Description:</i>  | <i>Status of Approvals and Construction Schedule:</i>  | <i>Contact(s):</i>   |
|---|--|--|--|
| <b>MIXED USE PROJECTS</b>   |  |  |  |
| <b>EmeryStation West @ Emeryville Transit Center</b><br>59 <sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62 <sup>nd</sup> and Horton Streets (Heritage Square parking lot site)<br>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<br>Wareham Development<br>(415) 457-4964              |
| <b>Bay Street – Site A</b><br>Northeast of Christie Avenue and Shellmound Streets<br>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<br>Madison Marquette<br>(415) 277-6805 |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <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><b>Bay Street - Site B</b><br/>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<br/>Madison Marquette<br/>(415) 277-6805</p> |
| <p><b>Marketplace Redevelopment</b><br/>Phase I – 64<sup>th</sup> and Christie Building,<br/>Southeast corner of 64<sup>th</sup> Street and<br/>Christie Avenue<br/>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<br/>TMG Partners<br/>(415) 772-5900</p>                    |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>  | <i>Description:</i>  | <i>Status of Approvals and Construction Schedule:</i>   | <i>Contact(s):</i>                                      |
|--|--|---|---|
| <b>Marketplace Redevelopment</b><br>Phase I – Shellmound Building,<br>Shellmound Street opposite Guitar<br>Center FDP08-03 | Approximately 225 residential<br>condominium units and 4,000 square<br>feet of retail space in a 17-story, 175-<br>foot tall building.   | FDP application submitted on October 1, 2008 in<br>conjunction with application for CALReUSE grant for site<br>remediation.   | Denise Pinkston<br>TMG Partners<br>(415) 772-5900       |
| <b>Gateway @ Emeryville</b><br>5801 - 5861 Christie Avenue   | Residential/mixed use project with 265<br>residential rental units and 14,100 s.f.<br>of retail space, and a 142- room hotel.  | Planning Commission study session held January 26, 2006.<br>Planning Commission study session on smaller project held<br>January 25, 2007. Applicant revised project to include<br>Powell Street frontage. Planning Commission study session<br>on revised design held August 23, 2007. City Council study<br>session held September 4, 2007, at which Council directed<br>staff to prepare a draft Request for Proposals for a mixed<br>use development project on an assembled site to include<br>Denny’s restaurant, 76 gas station, and Kinko’s parking lot,<br>for approval by Redevelopment Agency at a future meeting.<br>Received demolition permit application for 5851-5861<br>Christie Avenue on October 12, 2010. Expiration date<br>extended to April 12, 2012 by Chief Building Official.<br>Demolition permit application expired on April 12, 2012. | BRE Properties<br>John Wilde<br>(415) 445-6578          |
| <b>3800 San Pablo Avenue</b><br><b>Mixed Use Project (Maz)</b><br>UPDR13-001   | Renovation of former “Maz” building<br>for 21,640 square feet of retail use, and<br>construction of a new 65’, 5-story, 100-<br>unit residential structure on the east<br>portion of the lot over three levels of<br>parking (one level below grade).<br>Eastern 25% of lot is in Oakland. | Oakland signed letter ceding jurisdiction for planning and<br>building permits to Emeryville on December 28, 2012.<br>Preliminary plans for study session submitted on January<br>24, 2013. Community meeting held February 26, 2013.<br>Planning Commission study session held February 28,<br>2013. Planning Commission public hearing tentatively<br>scheduled for July 25, 2013.  | Greg Pasquali<br>Holliday Development<br>(510) 588-5134 |

**Planning & Building Department**  
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**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>  | <i>Description:</i>   | <i>Status of Approvals and Construction Schedule:</i>   | <i>Contact(s):</i>  |
|--|---|---|---|
| <b>RESIDENTIAL AND LIVE-WORK PROJECTS</b>  |   |   |   |
| <p><b>Parkside (formerly Papermill) Project</b><br/>           Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue<br/>           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<br/>           Archstone Smith<br/>           (510) 235-1170</p> |

**Planning & Building Department**  
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**April 2013**

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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>   | <i>Description:</i>  | <i>Status of Approvals and Construction Schedule:</i>   | <i>Contact(s):</i>  |
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| <p><b>Bakery Lofts Phase IV</b><br/> Southeast corner of 53<sup>rd</sup> and Adeline Streets<br/> 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<br/> Madison Park Financial<br/> (510) 452-2944</p> |
| <p><b>Ocean Avenue Townhomes</b><br/> 1276 Ocean Avenue<br/> 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. Construction began in April 2013.</p>   | <p>Sasha Shamzad<br/> MRE Commercial<br/> (510) 849-0776</p>            |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>                      | <i>Description:</i>   | <i>Status of Approvals and Construction Schedule:</i>   | <i>Contact(s):</i>                                |
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| <b>Baker Metal Live-Work</b><br>1265 65 <sup>th</sup> Street<br>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<br>MRE Commercial<br>(510) 849-0776 |
| <b>Ocean Lofts</b><br>1258 Ocean Avenue<br>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<br>(510) 774-8387                      |
| <b>Krubiner Prefabricated House</b><br>5507 Beaudry Street<br>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<br>(415) 602-3326                   |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>   | <i>Description:</i>   | <i>Status of Approvals and Construction Schedule:</i>  | <i>Contact(s):</i>  |
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| <b>OFFICE/HIGH TECH PROJECTS</b>  |   |  |   |
| <b>Wells Fargo Bank Branch</b><br>Northwest corner of Shellmound Street and Christie Avenue<br>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. Application withdrawn on April 24, 2013.  | David Danis<br>Vice President<br>Wells Fargo Bank<br>(415) 894-3228 |
| <b>EmeryStation Greenway</b><br>5812-5860 Hollis Street<br>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 <sup>st</sup> 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. |   |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>   | <i>Description:</i>   | <i>Status of Approvals and Construction Schedule:</i>  | <i>Contact(s):</i>   |
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| <b>OTHER</b>  |   |  |  |
| <b>City Storage</b><br>Northeast corner of 40 <sup>th</sup> and Adeline Streets<br>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<br>Kava Massih Architects<br>(510) 644-1920                            |
| <b>Hollis Street Pedestrian Bridge</b><br>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<br>Wareham Development<br>(415) 457-4964                            |
| <b>Fire Station #2</b><br>6303 Hollis Street<br>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<br>Public Works Department<br>(510) 596-4336                      |
| <b>Pak N Save Upgrade</b><br>3889 San Pablo Avenue<br>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<br>Safeway, Inc.<br>(925) 467-3000                                     |
| <b>Emeryville Center of Community Life</b><br>Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue | Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs. | Planning and design activities are on-going between the City and School District. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. 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 July 25, 2013. | Education and Youth Services Advisory Committee<br>Melinda Chinn<br>(510) 596-4314 |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>            | <i>Description:</i>   | <i>Status of Approvals and Construction Schedule:</i>  | <i>Contact(s):</i>                                       |
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| <b>HSP Parking Structure</b><br>6050 Hollis Street<br>UP08-03, DR08-07 | New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets. | Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.   | Philip Banta<br>Architect<br>(510) 654-3255              |
| <b>Pixar Warehouse</b><br>5000 Hollis Street<br>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<br>Pixar Animation Studios<br>(510) 922-3090 |
| <b>Escuela Bilingüe</b><br>4550 San Pablo Avenue<br>UP10-007           | Pre-K through 8 <sup>th</sup> 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 April 2, 2013, City Council passed resolution deleting path from General Plan. 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<br>(510) 872-6182                             |

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**April 2013**

| <i>Project Name; Property Address and File Reference #:</i>  | <i>Description:</i>   | <i>Status of Approvals and Construction Schedule:</i>  | <i>Contact(s):</i>  |
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| <p><b>Emeryville Center for the Arts</b><br/>           4060 Hollis Street<br/>           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<br/>           Executive Director<br/>           (510) 601-0520</p> |