



## CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

**DATE:** September 1, 2013

**TO:** Sabrina Landreth, City Manager

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

**SUBJECT:** **PROGRESS REPORT – AUGUST 2013**

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### HIGHLIGHTS OF THE MONTH

The Planning Commission approved the Emeryville Center of Community Life project on August 22. It had been continued from the July 25 meeting with direction to the applicant to redesign the 53rd Street Greenway treatment and “Community Commons”, and to provide further information about the alignment of the pedestrian-bicycle path called for by the General Plan.

Also on August 22, the Planning Commission approved the 105-unit 3800 San Pablo Avenue Mixed Use Project, which involves adaptive re-use of the old “Maz” building for commercial uses and construction of a new residential building and garage on the parking lot to the east.

Construction activity continues on the upswing, with a Temporary Certificate of Occupancy issued for the 18-unit Bakery Lofts IV project, and the superstructure permit issued for the 193-unit 64<sup>th</sup> and Christie project. Together with the Ambassador Housing, Parkside Apartments, and Ocean Avenue Townhomes projects, these current construction projects represent about 460 new residential units. In addition, the 101-unit 39<sup>th</sup> and Adeline project is expected to submit for a building permit soon.

Interest in future development has also substantially increased recently. In August, Planning staff met with prospective developers about the Sherwin Williams, Nady, Public Market, and Bay Street Hotel projects. Collectively, these projects represent over 1,000 new residential units, over 100,000 square feet of commercial development, and over 200 hotel rooms.

The California chapter of the American Planning Association (APA) has selected the Emeryville Pedestrian and Bicycle Plan as the winner of the 2013 Focused Issue Planning Award. The award will be presented at the state APA conference award luncheon at the Visalia Convention Center on October 7. Winning the state award makes us eligible to apply for a national APA award, which we have done.

## CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

### CITY COUNCIL

The City Council took a summer recess and had no meetings in August.

### PLANNING COMMISSION

The Planning Commission considered the following items at its August 22 meeting:

***Emeryville Center of Community Life.*** This item was continued from the July 25 meeting. It involves a Conditional Use Permit, Design Review and Tree Removal permit to redevelop the Emery Secondary School site to accommodate a 129,805 square foot multi-story, multi-use facility on a site of about 7.6 acres on the block bounded by San Pablo Avenue on the east, 47<sup>th</sup> Street on the south, 53<sup>rd</sup> Street on the north, and Emery Bay Village on the west. The proposal will co-locate the elementary and secondary schools and accommodate the City's community services and recreation programs. The proposal also includes a Conditional Use Permit for height over 30 feet and for reduced parking, and a Tree Removal Permit to remove 20 existing street trees along 47<sup>th</sup> Street.

Previously, at their July 25 meeting, the Commission approved the Initial Study/Mitigated Negative Declaration for the project, opened and closed the public hearing, and then continued the item with direction to the applicant to work on the designs of the Community Commons, 53rd Street Greenway, and pedestrian-bicycle path. Commissioners Moss and Tann were appointed as a subcommittee to work with the applicant on these issues. (Although Commissioner Tann was recused, the City Attorney advised that she could serve on such a subcommittee as a citizen member, but could not later vote on the project.) The ECCL project team met with Commissioners Moss and Tann on Friday, August 9. Changes resulting from this process were reported to the Commission at their August 22 meeting. With regard to the pedestrian-bicycle path, the sports fields and track have been reconfigured to allow room for a future path, and the possible alignment and cross-section of the path are shown on the drawings, but the actual path design and construction are not included in the Phase I ECCL project.

A motion was made to approve the project as presented. A substitute motion was then made to approve the project as presented, with an additional condition that the path must be designed and constructed as part of the Phase I ECCL project. Both motions included additional conditions that the Commission had articulated at their July 25 meeting as well as several additional conditions proposed by staff. The substitute motion failed on a 2-3 vote. The original motion then passed on a 3-2 vote, with Commissioners Moss, Scheuerman, and Vice Chair Cardoza voting "yes", Commissioner Steinberg and Chair Kuemmerle voting "no", Commission Tann recused, and Commissioner Donaldson absent.

***Escuela Bilingüe Internacional Signs.*** The Commission unanimously approved a major sign permit application for three new signs, two painted on the walls of the building, one facing northwest and one facing south, and the third on the gate posts to the school. The Planning

Commission's approval included a requirement that the area of Sign 1, facing the intersection of 47th and San Pablo, be reduced by 10%.

**3800 San Pablo Avenue Mixed Use Project ("Maz" Building).** The Commission unanimously approved a Conditional Use Permit and Design Review to reuse an existing 25,000 square foot building for commercial uses and to construct a new 105-unit rental apartment building and parking structure on the existing surface parking lot to the east, on the site of the "Maz" building at 3800 San Pablo Avenue. The project also includes a Tree Removal Permit to remove two street trees on 39th Street. The site is partially in Oakland, and the City of Oakland has agreed that Emeryville may take the lead on all planning and building permits. The motion to approve included additional conditions requested by TRANSFORM in regard to their GreenTRIP certification of the project, an additional condition proposed by staff related to loading areas, and two additional conditions: (1) that either every unit be equipped with a washer and dryer, or that a common laundry room be provided, and (2) that AC Transit EasyPasses be offered to residents for a period of two years.

#### **PARK AVENUE DISTRICT ADVISORY COMMITTEE**

At its August 14 meeting, the committee expressed opposition to demolition of a PG&E building at 4245 Hollis Street (southwest corner of 45<sup>th</sup> and Hollis Streets) without a suitable replacement with real public benefit, delegated to the Chair to talk to businesses on Park Avenue Plaza about parking in front of benches, identified potential buildings for an Estria Foundation mural, recommended that the City Council appoint Leigh Marymor to the committee, and discussed ways to attract desired retail, possibly with development of the Sherwin Williams site.

The Sherwin Williams developers reported on their proposed development and timeline. Joe Ernst of srmErnst said that his firm and Thompson/Dorfman have signed a contract with Sherwin Williams to purchase and develop the site. They plan to follow essentially the vision they presented in 2004, which is modeled after South Park in San Francisco. It keeps Building 1/31 on Horton Street at Sherwin Avenue, and places the other buildings around a central green. It does not have the tall buildings in the 2004 concept, because the 2009 General Plan reduced the height limit. The Greenway goes through the site. Depending on the residential-commercial balance, there could be 350 to 450 dwelling units. Mr. Ernst said that he plans to attend future Park Avenue District Advisory Committee meetings and to give presentations at appropriate times. He estimated that it would take 12 months to get Planning Commission and City Council approval, 6 months for working drawings and building permits, and 2 to 2½ years for construction.

#### **COMMUNITY PRESERVATION COMMITTEE**

The committee did not meet in August. Its next regular quarterly meeting will be on October 23.

#### **TRANSPORTATION COMMITTEE**

The committee did not meet in August. Its next regular meeting will be on September 24.

## BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its August 5 meeting, the Bicycle/Pedestrian Advisory Subcommittee heard a presentation from staff on the existing Citywide Design Guidelines and the role they play in the Planning process. The Committee developed and approved striping changes to the intersection of Shellmound Street and Shellmound Way to improve bicycle safety and circulation.

## ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

At the Committee's meeting on August 7, the Planning and Building Director and Chief Building Official made a presentation about the planning and building permitting process and answered questions from Committee members. The presentation highlighted the differences between planning and building permits, and outlined the steps in processing each. Efforts to streamline the process were also noted.

## PARKS AND RECREATION ADVISORY COMMITTEE

The committee did not meet in August. Its next regular meeting will be on September 18.

## COMMUNITY EVENTS COMMITTEE

At its August 28 meeting the committee approved an application for a children's birthday party in front of the high school on October 19.

## PLANNING DIVISION

### DEVELOPMENT COORDINATING COMMITTEE

The DCC met on August 14 with representatives from the Planning and Building, Economic Development and Housing, Public Works, and Fire departments, the City Attorney's Office, and the City Manager discussing the following issues:

**Recording Studio/Live-Work, 5743 Horton Street.** DCC members discussed this proposal to convert an existing industrial building into a recording studio and live-work unit. Soil contamination, building code issues, and trash and recycling requirements were mentioned.

**The Broken Rack, 5768 Peladeau Street.** The Committee reviewed this proposal to relocate the popular bar and pool room from the Public Market to an existing building on Peladeau Street north of Stanford Avenue. The building is triangle-shaped and faces onto a block of the Greenway that is scheduled to be constructed in the summer of 2014. Conditional Use Permits for a Bar/Nightclub/Lounge use and for access to the Greenway, as well as Design Review for exterior renovations, are required. The business will include pool tables and other games as well as a bar and table seating. DCC comments focused mainly on the Greenway access and the need to coordinate development of the two projects.

**Complete Street/re: Streets.** DCC members discussed the need to create a Complete Streets implementation process, as required by the Alameda County Transportation Commission

(ACTC). Currently, private development projects are reviewed by staff and by the Bicycle Pedestrian Advisory Subcommittee (BPAC) for compliance with City policy and plans, and to ensure that proposals meet with the City's Complete Streets policy. In the future, right-of-way improvements proposed by Public Works will be reviewed by DCC for compliance with these policies and plans. The Committee also heard a list of features that can be added to streets to help them serve multiple community functions, based on the results of a gathering of design professionals at U.C. Berkeley, as presented at <http://www.restreets.org/>.

## 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. As "lead agency" under the California Environmental Quality Act (CEQA), the Emery Unified School District prepared an Initial Study/Mitigated Negative Declaration (IS/MND), which was certified by the School Board on July 15 and by the Planning Commission on July 25. As noted above, the project was approved by the Planning Commission on August 22 after modifications were made to the designs of the 53rd Street Greenway, "Community Commons", and bicycle and pedestrian path alignment along the western property line. In related developments, the City Council held a study session on the Master Joint Occupancy Agreement between the City and the School District on July 2, and approved a sublease agreement between the City and School District for the gymnasium, swimming pool, and sports fields on July 16.

***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 105-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 refined the design based on the community and Planning Commission input, and the project was approved by the Commission on August 22, as noted above. 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.*** On July 16, the City Council approved a short list of developers for an affordable housing project on this former Redevelopment Agency site. As recommended by the Housing Committee, the short list includes EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing. Planning staff attended a community meeting on August 15 at which the four proposals were presented. On September 4, the Housing Committee is scheduled to recommend a developer; this

recommendation will go to the City Council on October 15 where the final selection will be made for one developer, who will then file an application for entitlements from the Planning Commission. 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 was signed by the City Manager of Emeryville and sent to the Assistant City Administrator of Oakland on January 10 for his signature; to date it has not been returned. In light of this lengthy delay, a new letter will be prepared for the signature of the new City Manager.

**39<sup>th</sup> and Adeline Residential Project.** This 101-unit residential project was originally approved by the City Council on January 20, 2009, and subsequently extended. Its planning entitlements now expire on January 20, 2014 unless a building permit application is submitted before then; no further extensions are possible. Staff met with the applicant and architect on August 26 to review modifications that are proposed prior to application for a building permit. A number of changes are proposed to make the project more family-friendly, such as increasing the number of two- and three-bedroom units and moving the three-bedroom units down to the podium level where they will be adjacent to outdoor play areas. Other changes include putting more of the building massing along Adeline Street, slightly increasing the parking count, and reducing the amount of corrugated metal on the exterior. Although a new architect has been brought on board, it was emphasized that any modifications must be “minor” in nature so as to be approvable by staff, since there is not enough time to take the project back through the Planning Commission and City Council, and then prepare construction drawings, before it expires for good. Thus, the appearance of the building must be altered as little as possible. The applicant is making every effort to submit a building permit application by December 31 so that the project can be processed under the existing building code rather than the new one that takes effect on January 1.

**Sherwin Williams Site.** Now that site remediation is complete, Sherwin Williams has selected srmErnst -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 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 applying for bonuses to make some of them up to 75 feet, similar to the adjacent Emeryville Warehouse Lofts, with a taller building, up to 100 feet, at the north end of the site. As noted above, they reported on the current status of the proposal at the Park Avenue District Advisory Committee meeting on August 14. Subsequently, they met with staff on August 20 to review the process and timing, and indicated that they would be submitting preliminary plans for a Planning Commission study session on October 24. Prior to that, they will be holding private meetings with a number of homeowners’ and community groups, and hosting a public community meeting. Because the site is over five acres, it will require approval of a Planned Unit Development by the City Council. Environmental review under the California Environmental Quality Act (CEQA) will also be required. This will presumably be an Initial Study/Mitigated Negative Declaration (IS/MND) that will “tier off” the Environmental Impact Report (EIR) previously prepared for the General Plan.

**Bay Street Site A.** The Planned Unit Development (PUD) for the “South Bayfront Mixed Use Project” (“Bay Street”) that was approved in 1999 covers “Site A”, a small portion of which has not yet been built. The unbuilt portion of Site A is north of Christie Avenue, is owned by Madison Marquette, and is entitled for a hotel and retail uses. This development is to be processed as a Final Development Plan (FDP) under the existing PUD. On August 13, staff met with representatives of Ensemble Investments, LLC and Wareham Development, who are proposing to develop the hotel. Staff recommended that the developers have a study session at the Planning Commission before submitting their FDP application; to date, no application for a study session has been submitted, and a date has not been set.

**Bay Street Site B.** This site lies between the unbuilt portion of Site A and Powell Street, was originally acquired by the Redevelopment Agency for a northern extension of the Bay Street project, and is now 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. It is to be included in the State-mandated “Long-Range Property Management Plan” for former Redevelopment Agency property. The City has hired Keyser Marston to prepare conceptual plans and property valuations for Site B, and will be working with them in the coming months.

**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. 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. The applicant submitted a building permit application for the project on March 20, which Planning Division staff approved on July 23. A building permit will be issued once all departments have signed off and all fees have been paid.

**Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.** This project consists of a 165-foot tower with about 248,300 gross square feet of office/lab space next to the Amtrak Station with bus bays adjacent to the rail platform on the ground floor, and a seven-level 675-stall parking garage at 62nd and Horton Streets. It 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. A Development Agreement is being prepared to lock in the planning approvals for an additional five years. This is scheduled to be considered by the Planning Commission on September 26 and by the City Council on November 5.

**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 and will expire on September 22, 2013. The applicant has applied for a one-year extension.

**Ambassador Housing Project.** This 69-unit affordable rental housing project on the north side of 36th Street between Adeline and Peralta Streets was approved by the Planning Commission in December 2009. A grading permit and building permits for all three buildings were issued in March 2012 and the project is under construction. On June 11, staff attended a “good neighbor” meeting organized by one of the neighbors to discuss her concerns about the project. The neighbors agreed to support a request by the applicant for construction work on Saturdays, which was approved by the City Council on July 16 with the condition that the applicant build an 8-foot fence along the rear property line of the two adjacent houses on Adeline Street.

**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. Construction is proceeding, with the basement parking garage of Building A (the western building) and the superstructure of Building B (the eastern building) well underway. 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 submitted on July 5, 2012. However, on December 4, 2012, the City Council directed that the park be redesigned to keep the existing trees in place on the western half of the block adjacent to Stanford Avenue, with the difference in cost from the originally approved design to be paid by the City.

**Public Market.** On August 29 the Planning and Building Director attended an “introductory” meeting with the City Manager of the new owners of the Emeryville Public Market, City Center Realty Partners, at which they outlined their future plans for the project. The Marketplace Redevelopment Project Planned Unit Development (PUD) was approved by the City Council on August 5, 2008, and City Center is proposing to build it out within the next few years with some modifications to the phasing. The UA Theater is not planning to renew its lease when it expires next year, so City Center will be demolishing the building and replacing it with a temporary surface parking lot, which will free up other parts of the site for development. City Center proposes to realign Shellmound Street in the next phase (this is not called for in the PUD until a later phase) and to build a small parking structure with ground floor retail on the east side of the street, creating a “double-loaded” pedestrian-oriented shopping street. A grocery store is proposed in the existing parking lot between the office tower and theater building. Subsequent phases will include residential development and additional retail space. A meeting to discuss all this in more detail is scheduled with the Planning Division on September 4.

**64th and Christie Residential Building.** The Final Development Plan (FDP) for a 193-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19, 2010. This building is part of Phase I of the Marketplace Redevelopment Project Planned Unit Development (PUD) that was approved by the City Council on August 5, 2008. A demolition permit for the existing buildings on the site was issued on April 27, 2012; a permit for site grading and excavation and shoring of the basement parking garage was issued on August 21, 2012; a building permit for the foundation/garage was issued on January 10, 2013; and the building permit for the superstructure was issued on August 23, 2013. Construction of the project 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. A temporary certificate of occupancy was issued on August 9, 2013 and all units are now occupied.

**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 and construction is underway.

**Nady Site.** On August 12, staff met with Avalon Bay Communities, Inc., who are in contract to purchase and develop this 2.25 acre site at 6701 Shellmound Street, adjacent to the Shellmound Street off-ramp from I-80. The concept is a 221-unit residential building with

ground-floor “amenity/retail” space that would include five floors of residential units above two levels of parking. A Planning Commission study session is tentatively scheduled for December 12, with a community meeting to be held before that.

**Western Institute for Social Research Use at Vue 46.** On July 25, the Planning Commission unanimously approved a Zoning Compliance Review for a Colleges and Trade Schools use in the ground floor of the Vue 46 residential development, pursuant to the Conditions of Approval of the project. The use would occupy the storefront at 1001 46th Street, Unit A, and would include an Internet Café that would be open to the public midday Monday through Friday.

**Target.** On August 19, Planning and Public Works staff met with representatives of Target to discuss traffic congestion problems in their parking lot at the west end of the East BayBridge shopping center. Reconfiguration of the parking lot drive aisles and improved access from Mandela Parkway in Oakland were discussed.

## ADMINISTRATIVE CASES AND ACTIVITIES

### Design Review

**Novartis Structural Improvements, 1403 Stanford Avenue.** A minor design review permit to renovate the existing building was approved on August 14.

**Residence Re-siding, 5881 Vallejo Street.** A minor design review permit to re-side an existing house and install new siding under the front porch was submitted on August 27 (pending).

### Signs

**Regus Illuminated Tenant Sign, 1900 Powell Street.** Zoning Compliance Review under The Towers Master Sign Program for a new blade sign on the first floor was approved on August 5.

**So Real Factory Signs, 4245 Halleck Street.** A minor sign permit for two new wall signs was approved on August 14.

## ADVANCED PLANNING PROJECTS

**Housing Element.** Staff reviewed work done so far on Chapter 2, Needs Assessment, and part of Chapter 3, Resources and Constraints. An intern is updating Census data tables.

**Transitional and Supportive Housing and Emergency Shelter Ordinance.** An intern began research in preparation for drafting an ordinance to amend the Planning Regulations regarding transitional and supportive housing and emergency shelters. The ordinance must be adopted before the Housing Element is submitted to the State, by the end of next year.

**Pedestrian and Bicycle Plan Award from State American Planning Association.** The California chapter of the American Planning Association has selected the Emeryville Pedestrian and Bicycle Plan as the winner of the 2013 Focused Issue Planning Award. Staff and the former BPAC Chair will travel to Visalia on October 7 to receive the award at the State APA Conference

awards luncheon. Based on this State award, staff has now applied for a national American Planning Association award.

***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. The Technical Advisory Committee (TAC) includes representatives from the cities of Emeryville, Berkeley, and Oakland, and from the Emery Go-Round, AC Transit, BART/Capitol Corridor, ACTC, and MTC. In August, staff summarized AC Transit's Comprehensive Operations Analysis recommendations; resumed putting the Policy Advisory Committee together; met by conference call on August 21 with the consultants in preparation for the September 4 TAC meeting and subsequent outreach efforts; researched community meeting venues and community groups, locations and events for disseminating information and gathering input; and reviewed the September 4 TAC agenda, outreach strategy, questionnaire, existing conditions and opportunity maps, and project schedule.

***Design Guidelines - Family Friendly Housing.*** The Planning Commission opened the public hearing on June 27 and continued the item. In August, staff worked with Economic Development and Housing to draft an invitation and invitee list for a focus group of family housing architects and managers to review the City's draft guidelines.

***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. 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, to be followed by study sessions of the Planning Commission and City Council prior to City Council consideration of adoption.

***McLaughlin Eastshore State Park.*** On April 5 the City submitted an Urban Greening grant application for the design of the Powell Street Frontage/Upland Area; on August 29 we heard that we had not been invited to submit a full application in September due to an extremely competitive pool of applicants. Eventually, 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.

***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, including Emeryville, to study effects and adaption to sea level rise in the East Bay corridor between Emeryville and Hayward. Two pilot project products have now been published. One is a Subregional Adaptation Responses Report, which suggests that cities play a role in preparing adaptation responses for communities, transportation assets, utilities and shorelines. The other is an Adapting Governance paper recommending planning for uncertainty, coping with complexity and confronting resource constraints, by forming

institutional arrangements such as informal networks, resolutions, memoranda of understanding, contracts, joint powers authorities, special districts and regional authorities. These reports are at <http://www.adaptingtorisingtides.org/>. The group did not meet in August. At its final meeting on September 27, the group will discuss how the adaptation responses it has developed can be used for adaptation planning around the region.

**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 requested staff to meet with property owners and other interested citizens to refine the map and list. A working group was formed and has now met four times, including a bus tour of potentially significant structures on April 29. At its most recent meeting on June 5, the group agreed that the ordinance should define significant structures by using a map, list, and text explaining why each structure is significant. They also agreed that incentives for preservation should include a building permit discount for work that preserves a significant structure, and the ability for the owner of a significant structure to sell development rights to a developer who wants to use them for bonus points on another site. In August, staff focused on analyzing the fiscal impact of a discount on certain building permit fees for preservation and reuse of significant structures, and correcting the map and list of structures.

**Redevelopment Agency Property Management Plan.** On August 16, staff met with our consultant on the property management plan that is required by the State as part of the dissolution of redevelopment. Once approved by the State, this plan will give us more control over former Redevelopment Agency property. There are ten properties to be covered by the plan, mostly parks. The focus of the meeting was on Bay Street Site B.

**AC Transit Long-Range Planning.** On August 8, staff met with AC Transit staff concerning their long-range planning efforts. Information was shared about our General Plan transit policies, Sustainable Transportation Plan, and Emeryville-Oakland-Berkeley Transit Study (EBOTS).

**Congestion Management Program Conformity Requirements.** Staff informed the Alameda County Transportation Commission that Emeryville has no pending projects that require a General Plan Amendment or Environmental Impact Report, and filled in a checklist on design strategies for transportation demand management, addressing bicycle, pedestrian, transit, carpool and park-and-ride facilities.

**Census Profile.** Staff created a one-page profile of Emeryville population, housing and jobs, summarizing the profile available at the U.S. Census Bureau's American Fact Finder website (<http://factfinder2.census.gov>). The summary will be posted on the City's website.

**Proposed Light Levels for Signs.** Staff is working on a modification to the existing Planning Regulations that would limit the maximum light output of signs. Recommendations from the International Sign Association and the U.S. Sign Council are being reviewed. The Development Coordinating Committee discussed this in April and the Planning Commission held a study session on May 23. For this year's annual retreat, the Commission decided to hold a night-time tour of signs to observe lighting levels.

## **BUILDING DIVISION**

### **Permit and Inspection Activity**

The attached tables summarize the second month of fiscal year 2013-2014 for building permit and inspection activity. The month of August continues to indicate a steady increase of development activity for building permits and inspections compared to the unstable volatile economy experienced for the last several fiscal years. For August, a total of 89 permits have been issued, based on a total valuation of \$6.3 million and generating about \$168,000 in fees.

During the same period, 989 inspections have been conducted; the preponderance of inspection activity is due to large projects such as the Ambassador Housing, Parkside Apartments, and 64<sup>th</sup> and Christie projects which are 20-70% complete. Under these percentages construction activity is almost at its peak in various phases with sub-trades occurring at the same time for the respective large projects. Field inspection totals of 547 (55%) were related to major projects and 442 (45%) 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 Housing project for three buildings is underway accounting for a minimum of six hours of field inspections per day with the main Building A nearly 70% complete. Construction continues for the Parkside (formerly "Papermill") residential-live/work project averaging four to five hours of inspections per day and the building permit for the adjacent City park/parking lot reconfiguration is under review. The Marketplace Redevelopment Phase 1 (64th and Christie) superstructure permit has finally been issued. With the two levels of parking/foundation complete, the second phase of the project consisting of 193 residential units is now underway. Construction activity is finally underway for the Ocean Avenue Townhomes. 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 (building envelope and deck remediation); the Courtyards at 65th (construction defects); Andante mechanical chases; Bridgecourt Apartments (building envelope remediation); Avenue 64 (building envelope and deck remediation); Pak N Save Upgrade; and Public Market site improvements. The Building Division anticipates new development projects in fiscal year 2013-2014 including City Storage, Emery Station West/Transit Center, 39th and Adeline, and 3800 San Pablo (Maz site).

### **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 preponderance of the questionnaires received indicating stellar overall customer service as identified in the Department's mission statement. For the month of August the Director of Planning and Building received two questionnaires, both 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. Large projects which have received their respective entitlements discussed at length were 3800 San Pablo Mixed Use Project (Maz site) consisting of 105 residential units and 21, 000 square feet of retail; and the 39<sup>th</sup> and Adeline Project consisting of 101 residential units and 1,000 square feet of retail. The Bay Street Hotel Project (site A) located northeast of Shellmound Street and Christie Avenue was also discussed as the project awaits its Final Development Plan entitlements for development. Other meetings held in August included:

- **Forever 21** – 5668 Bay Street; tenant improvements and store front.
- **64<sup>th</sup> and Christie** – 6350 Christie Avenue; residential construction.
- **6 Admiral Drive** – Condo remodel.
- **Emeryville Properties Gerow Properties Inc.** – 4088 Haven Street; tenant improvements.
- **Bayer Building O** – 5745 Peladeau Street; emergency generator.
- **EmeryStation East** – 5885 Hollis Street; Install rooftop HVAC units.
- **F'Real** – 6121 Hollis Street, Suite 500; tenant improvements/demolition.
- **Go Smile** – 2200 Powell Street, Suite 310; partition installation.
- **Trader Joes** – 5700 Christie Avenue; relocate food demonstration station.
- **Emeryville TMA** – modular trailer/foundation, electrical and accessibility upgrade.
- **Bridgework Apartments** – 1221 40<sup>th</sup> Street Building 2; exterior building repair.
- **4377 Adeline Street** – Notice of Violation; wall removal and window installation.
- **8 Commodore Drive** – Kitchen remodel, bathroom remodel.
- **Bridgewater Apartments, Building 3** – 6400 Christie Avenue; remodel 48 residential units.
- **Novartis Building D** – 4510 Horton Street; install four 130W LED lighting poles.
- **5533 Vallejo Street** – Private sewer lateral test and install sump pump.
- **1229 55<sup>th</sup> Street** – Private sewer lateral replacement.
- **6350 Christie Avenue** – Private sewer lateral replacement.
- **5553 Vallejo Street** – Private sewer lateral replacement (3 laterals).
- **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.
- **Elevation 22 (Buildings 1-12)** – Loop 22 and Powell 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 August for the following projects:

- **Ambassador Housing** – 36th and Peralta Streets.
- **Escuela Bilingüe, Phase 2B** – 4550 San Pablo Avenue; continued private school improvements K-8<sup>th</sup> grades.
- **Marketplace Redevelopment Phase 1** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **Bakery Lofts IV** – 53rd and Adeline Streets; 18 residential units, retail space.
- **Parkside Project** – Powell/Hollis/Doyle/Stanford; 176 residential units.
- **Public Market** – 5959 Shellmound Street; storefront and site improvements.
- **Ocean Avenue Townhomes** – 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; residential units, retail.
- **Ambassador Housing** – 36th and Peralta Streets; residential units.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; residential units, retail (TCO issued August 9, 2013).
- **Marketplace Redevelopment Project, Phase I** – 64<sup>th</sup> and Christie; excavation, shoring, foundation, parking structure, superstructure.
- **Ocean Avenue Townhomes** – 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 August:

- **Express c/o America’s Best Contacts and Eyeglasses** – 5680 Bay Street, Building E; tenant improvements (CO)
- **Bakery Lofts Phase IV** – 4700 Adeline Street; 18 residential units and retail space (TCO)
- **Escuela Bilingüe Internacional Phase 2A** – 4550 San Pablo Avenue; continued private school improvements K-8th grades (TCO)
- 20 sub permit types (final)

## Fast Track Plan Check

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

- Same day plan check/permit issuance (fast track) for 15 submittals.
- Permit issuance or first plan check comments within an average of two weeks by WC<sup>3</sup> plan check staff for 15 applications submitted.

## Contacts and Inquires

Building Division staff fielded a total of 185 counter contacts and 148 telephone queries in August.

## Field Inspections

The Building Division continues to observe a steady amount of inspection requests for August compared with the first half of the fiscal year. Field inspection staff performed 989 inspections in August, which is slightly less than the month of July, and continues a very busy time period since December 2003 almost ten years ago. Requests for this month average 360 field inspections per month by the Building Division’s building inspectors (one City staff and 1.75 WC<sup>3</sup> staff) or 16 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 August:

- 5 graffiti cases, correspondences for abatement purposes.
- 5 code enforcement related cases were abated.
- 2 Building Code related cases (work without permits).
- 3 property maintenance cases.

- 10 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

### Daily Staff Discussions and Coordination

The Building Division staff continues to have monthly meetings and 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. Of note at the August monthly meeting was establishing weekly in-house training for all Building Division staff in anticipation of the 2013 California Building Code adoption, more specifically Chapter 11B dealing with accessibility requirements. This chapter has been completely revised by the California Building Standards Commission. 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

**Employee Appreciation Luncheon.** At the annual Employee Appreciation Luncheon on August 21, Planning and Building staff joined other City departments in recognizing the tireless efforts of our dedicated staff, and acknowledging their years of service to the City. This year, Administrative Secretary Ann Grice was honored for 20 years of service and Building Permit Technician/Plan Checker Courtney Barrett was honored for 10 years of service. Congratulations Ann and Courtney!

**American Planning Association (APA) Northern California Chapter Board Meeting Telephone Conference.** On August 13, Senior Planner Miroo Desai, as the State Diversity Director, participated in a telephone conference with other Section Diversity Directors.

**West Coast Code Consultants (WC<sup>3</sup>) Staffing:** The Building Division announced the departure of consultant Building Inspector Richard Taylor who had been on staff since February. He has recently taken a Building Inspector position with El Dorado County. With Richards's departure, please welcome his replacement Building Inspector Dean Harris. Dean's inspection experience in research and development, high rise and tenant improvement projects will benefit the City and community. Finally, Donald Zhao of WC<sup>3</sup> will provide over-the-counter plan review services on Thursdays. Donald has extensive experience in the private and public sector in providing plan review services and is multi-certified in virtually all construction disciplines.

**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 August 28 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 almost three 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 August 14 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. An intern has begun entering building permit data for projects that received planning approvals prior to TRAKiT startup, and will be helping with implementation of “e-TRAKiT”, the system’s public on-line version.

**Departure of Assistant Planner Arly Cassidy.** Arly Cassidy, who has served as the Planning and Building Department’s first Assistant Planner for the past five years, has announced her resignation effective September 30 to explore other career options (beginning with a trip to South America!). The recruitment process has begun and a new Assistant Planner will hopefully be on board by December. Arly has become an invaluable member of the Planning and Building team and will be greatly missed. But, thanks to her giving plenty of advance notice, we still have another month to enjoy her company, not to mention her tireless efforts on behalf of the Emeryville community.

## 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-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	TOTAL
<b>PERMITS ISSUED</b>													
Building Permits	21	34											55
Plumb., Elec., Mech.	27	44											71
Fire	10	11											21
<b>MON. TOTALS</b>	58	89	0	0	0	0	0	0	0	0	0	0	
												<b>FISCAL YEARLY TOTAL</b>	147
<b>VALUATION</b>													
Residential	\$1,650,528	\$3,019,861											\$4,670,389
Sub Permits	\$350,497	\$1,060,528											\$1,411,025
Commercial	\$4,184,610	\$2,222,862											\$6,407,472
<b>MON. TOTALS</b>	\$6,185,635	\$6,303,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												<b>FISCAL YEARLY TOTAL</b>	\$12,488,886
<b>FEES COLLECTED</b>													
General Plan	\$32,264.93	\$30,414.82											\$62,679.75
Building Standards Admin.	\$285.00	\$290.00											\$575.00
Technology Fee	\$6,452.98	\$6,082.95											\$12,535.93
Building Permit	\$48,461.14	\$42,261.80											\$90,722.94
Plan Review	\$53,717.83	\$47,205.63											\$100,923.46
Energy Review	\$2,483.68	\$5,263.45											\$7,747.13
Electrical Permit	\$7,350.70	\$13,738.34											\$21,089.04
Plumbing Permit	\$5,210.06	\$4,395.11											\$9,605.17
Mechanical Permit	\$4,815.06	\$4,375.32											\$9,190.38
S.M.I.P.	\$1,248.40	\$873.54											\$2,121.94
Microfiche	\$479.28	\$403.56											\$882.84
Fire Dept. Fees	\$14,688.72	\$2,804.37											\$17,493.09
Sewer Connection	\$9,243.00	\$948.00											\$10,191.00
Bay-Shell	\$0.00	\$0.00											\$0.00
Traffic Impact	\$11,515.40	\$7,240.14											\$18,755.54
School	\$1,132.70	\$0.00											\$1,132.70
Art Public Places	\$32,509.70	\$0.00											\$32,509.70
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00											\$9,351.00
<b>MON. TOTALS</b>	\$239,612.58	\$167,894.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												<b>FISCAL YEARLY TOTAL</b>	\$407,506.61

**BUILDING DIVISION INSPECTION LOG FY 13/14**

PROJECT	VALUATION	PERMIT ISSUED	STATUS	FIELD INSPECTIONS (Large Projects only) FY 2013-2014												TOTAL	
				Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14		
AMBASSADOR HOUSING (3 buildings)	\$18,239,155	15-Mar-12	70%	211	167												378
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	78%	70	5												75
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	90%	40	25												65
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	0%		0												0
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0												0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	25%	43	36												79
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	25%	177	155												332
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	19%	159	134												293
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	0%	0	25												25
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427												785
CODE ENFORCEMENT <sup>1</sup>	CONT.	CONT.	CONT.	38	15												53
				1,096	989												2,085

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

**Planning and Building Department**  
Major Development Projects  
August 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Nady Site</b> 6701 Shellmound Street	Residential - 221 units Retail/amenity - 5,500 s.f. ±	PC study session tentatively 12/12/13.						
<b>Marketplace Redevelopment</b> Phase IB	Grocery store, retail, parking garage, realign Shellmound St.	PC study session tentatively 12/12/13.						
<b>Sherwin Williams Urban Village</b> N of Sherwin, W of Horton	Residential - 460 units Commercial 85,000 s.f.	PC study session 10/24/13.						
<b>3706 San Pablo</b> SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	Community meeting 8/15/13. Housing Committee to recommend developer 9/4/13.						
<b>Bay Street "Site A"</b> NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	Awaiting FDP application for hotel and retail. Grading permit application received 8/19/13.						
<b>Bay Street "Site B"</b> Shellmound/Powell/railroad	Department store and public parking	Property Management Plan to be prepared for former Redevelopment site per State law.						
<b>Gateway @ Emeryville</b> NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
<b>Hollis Street Pedestrian Bridge</b> Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
<b>HSP Parking Structure</b> NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
<b>3800 San Pablo Mixed Use ("Maz")</b> NE San Pablo/Adeline/W. Mac.	Residential - 100 units Retail - 21,640 s.f.	PC study session 2/28/13. PC approved 8/22/13.						
<b>Center of Community Life</b> W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study sessions 4/26/12 and 11/19/12. PC public hearing 7/25/13; approved 8/22/13.						
<b>Shell Gas Station Rebuild</b> NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13.						
<b>Emeryville Center for the Arts</b> 4060 Hollis Street	Space for Celebration of Arts, Historical Society, etc.	PC study session 6/23/11. PC approved 9/22/11; valid for two years.						
<b>Fire Station #2</b> 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.						
<b>EmeryStation West @ Transit Ctr</b> NW Horton & 59th Sts.	200,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	PC to consider DA on 8/22/13 to lock in approvals for five years.						
<b>Baker Metal Live-Work</b> 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.						
<b>39th and Adeline Project</b> Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.						

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
<b>Pixar Warehouse</b> 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit application received 8/6/13.			PC - 12/13/12			
<b>City Storage</b> 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> 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permit application expired 7/18/12. Applicant intends to pursue project in the future.			CC - 4/17/07			
<b>Pak N Save Upgrade</b> 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> Phase IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
<b>Ocean Avenue Townhomes</b> 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
<b>Parkside Project</b> Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
<b>Ambassador Housing</b> N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
<b>Escuela Bilingüe, Phase II</b> 4550 San Pablo Ave.	Pre-K - 8th grade school in existing 28,000 s.f. building.	TCO issued 8/28/13.			CC - 5/19/11			
<b>EmeryStation Greenway</b> 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
<b>Krubiner Prefabricated House</b> 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
<b>Bakery Lofts Phase IV</b> SE 53rd & Adeline Sts.	Residential - 18 units Retail - 1,450 s.f. cafe	TCO issued 8/9/13.			CC - 11/20/07			

**Glossary of Abbreviations:**

CBO =	Chief Building Official	GPA =	General Plan Amendment
CC =	City Council	HQ =	Headquarters
CEQA =	California Environmental Quality Act	IS/MND =	Initial Study/Mitigated Negative Declaration
CO =	Certificate of Occupancy	MEP =	Mechanical, Electrical, and Plumbing
CUP =	Conditional Use Permit	OPA =	Owner Participation Agreement
DA =	Development Agreement	PC =	Planning Commission
DDA =	Disposition and Development Agreement	PD =	Police Department
DEIR =	Draft Environmental Impact Report	PDP =	Preliminary Development Plan
DPB =	Director of Planning and Building	PUD =	Planned Unit Development
DR =	Design Review	RA =	Redevelopment Agency
EIR =	Environmental Impact Report	RFP =	Request for Proposals
EUSD =	Emery Unified School District	TCO =	Temporary Certificate of Occupancy
FDP =	Final Development Plan	TI =	Tenant Improvement
FEIR =	Final Environmental Impact Report		

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>			
<p><b>EmeryStation West @ Emeryville Transit Center</b>            59<sup>th</sup> and Horton Streets (“Mound” site north of Amtrak Station), and 62<sup>nd</sup> and Horton Streets (Heritage Square parking lot site)            UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 200,000 square feet of office/lab/retail space, 4 Amtrak bus bays, and 148 parking spaces in a 165-foot tall tower on the “Mound” site; and a 675-space, 7 level parking garage with 3,620 square feet of ground floor commercial space on the Heritage Square site. Project includes new public plaza between Amtrak Station and new tower building.</p>	<p>Planning Commission held hearing on Use Permit and Design Review on May 22, 2003 and directed that project be redesigned. Study Session on housing alternative held by Planning Commission on September 25, 2003, and by City Council/ Redevelopment Agency on October 7, 2003. Redevelopment Agency approved Exclusive Negotiating Agreement with Wareham on development of project on September 6, 2005. Agency reviewed Wareham proposal on December 6, 2005, and January 17, 2006, and approved concept for submittal of planning application on February 21, 2006. Agency rescinded approval of concept on March 21, 2006. Planning Commission study session on new design held on March 22, 2007. City Council study session held December 18, 2007. Redevelopment Agency extended Exclusive Negotiating Agreement with Wareham on February 5, 2008. Revised plans, including parking garage on Heritage Square site, submitted December 17, 2008. City Council study session held January 20, 2009; Planning Commission study session held August 27, 2009. Community meeting held September 9, 2009. Initial Study/Mitigated Negative Declaration published November 7, 2009 for 30-day public comment period. Planning Commission public hearing held on January 28, 2010. Commission adopted Mitigate Negative Declaration unanimously, but deadlocked 3-3 on approval of the project. On February 2, 2010, City Council voted to order that the Commission’s decision stand appealed. On February 16, 2010, City Council approved project on appeal. Two year extension request approved by City Council on February 7, 2012. Development Agreement to lock in entitlements for five years to be considered by Planning Commission on September 26, 2013 and by City Council on November 5, 2013.</p>	<p>Geoffrey Sears            Wareham Development            (415) 457-4964</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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 A</b>            Northeast of Christie Avenue and Shellmound Streets            PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010. Awaiting application for Final Development Plan for hotel and retail development on unbuilt portion of Site A. Received application for grading permit on August 19, 2013.</p>	<p>Eric Hohmann, Project Manager            Madison Marquette            (415) 277-6805</p>
<p><b>Bay Street - Site B</b>            Shellmound/Powell/railroad</p>	<p>Site plan being developed.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. To be included in Property Management Plan for former Redevelopment Agency property as required by State law.</p>	<p>Helen Bean            Economic Development and Housing Department            (510) 596-4355</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>Marketplace Redevelopment</b>            Phase I – 64<sup>th</sup> and Christie Building,            Southeast corner of 64<sup>th</sup> Street and            Christie Avenue            FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013.</p>	<p>Denise Pinkston            TMG Partners            (415) 772-5900</p>
<p><b>Marketplace Redevelopment</b>            Phase IB</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Planning Commission study session tentatively scheduled for December 12, 2013.</p>	<p>Mark Stefan            City Center Realty Partners            (415) 395-2908</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>Gateway @ Emeryville</b> 5801 - 5861 Christie Avenue</p>	<p>Residential/mixed use project with 265 residential rental units and 14,100 s.f. of retail space, and a 142- room hotel.</p>	<p>Planning Commission study session held January 26, 2006. Planning Commission study session on smaller project held January 25, 2007. Applicant revised project to include Powell Street frontage. Planning Commission study session on revised design held August 23, 2007. City Council study session held September 4, 2007, at which Council directed staff to prepare a draft Request for Proposals for a mixed use development project on an assembled site to include Denny’s restaurant, 76 gas station, and Kinko’s parking lot, for approval by Redevelopment Agency at a future meeting. Received demolition permit application for 5851-5861 Christie Avenue on October 12, 2010. Expiration date extended to April 12, 2012 by Chief Building Official. Demolition permit application expired on April 12, 2012.</p>	<p>BRE Properties John Wilde (415) 445-6578</p>
<p><b>3800 San Pablo Avenue Mixed Use Project (Maz)</b> UPDR13-001</p>	<p>Renovation of former “Maz” building for 21,640 square feet of retail use, and construction of a new 65’, 5-story, 100-unit residential structure on the east portion of the lot over three levels of parking (one level below grade). Eastern 25% of lot is in Oakland.</p>	<p>Oakland signed letter ceding jurisdiction for planning and building permits to Emeryville on December 28, 2012. Preliminary plans for study session submitted on January 24, 2013. Community meeting held February 26, 2013. Planning Commission study session held February 28, 2013. Planning Commission approved on August 22, 2013.</p>	<p>Greg Pasquali Holliday Development (510) 588-5134</p>
<p><b>Sherwin Williams Urban Village</b> 1450 Sherwin Avenue PUD13-001</p>	<p>Redevelopment of former paint factory site for approximately 460 housing units, 70,000 s.f. of office, and 15,000 s.f. of retail space, plus 2 acres of public open space.</p>	<p>Planning Commission study session scheduled for October 24, 2013.</p>	<p>Joe Ernst srmErnst Development Partners (510) 219-5376</p>
<p><b>Nady Site</b> 6701 Shellmound Street</p>	<p>Redevelopment of former industrial site for approximately 221 housing units and 5,500 s.f. of amenity/retail space.</p>	<p>Planning Commission study session tentatively scheduled for December 12, 2013.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>			
<b>Parkside (formerly Papermill) Project</b> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue UP07-07 and DR07-11	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.	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. Project is under construction.	Peter Solar Equity Residential (415) 447-2690
<b>3706 San Pablo Avenue</b>	Redevelopment of former Golden Gate Lock & Key site for City-sponsored affordable housing project.	Request for proposals approved by City Council on September 4, 2012 and issued September 27, 2012. Nine responses received. Housing Committee recommended short list of four developers on June 25, 2013, including EAH Housing, Satellite Affordable Housing Associates, East Bay Asian Local Development Corporation, and LINC Housing Corporation. Short list approved by City Council on July 16, 2013. Community meeting held August 15, 2013. Housing Committee to recommend developer on September 4, 2013; City Council to make final selection on October 15, 2013.	Catherine Firpo Economic Development and Housing Department (510) 596-4354

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>            36<sup>th</sup> &amp; Peralta Streets            UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36<sup>th</sup> Streets. Project includes closure of Magnolia Street north of 36<sup>th</sup> and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting held September 10, 2009. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received building permit application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012.</p>	<p>Resources for Community Development            Lihbin Shiao            (510) 531-9911</p>
<p><b>39<sup>th</sup> and Adeline Residential Project</b>            East side of Adeline Street between 39<sup>th</sup> Street and Yerba Buena Avenue            UP06-12 and DR06-19</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units.</p>	<p>Zachary Goodman            Murakami Nelson,            Architects            (510) 444-7959</p>

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>Bakery Lofts Phase IV</b>  Southeast corner of 53<sup>rd</sup> and Adeline Streets  UP06-15</p>	<p>Construction of an 18-unit apartment building with a 1,450 square foot cafe. Project has been separated from Oakland portion, which includes 56 residential units and 7 commercial units, and is now called "Phase III". Project includes a "faux creek" feature above Temescal Creek, which forms the city boundary.</p>	<p>Planning Commission study session held on December 14, 2006. Planning Commission approved on September 27, 2007. City Council approved General Plan Amendment and introduced rezoning ordinance on October 16, 2007; ordinance passed on November 20, 2007. Received building permit application on December 19, 2007. City of Oakland approved demolition permit for existing building, which is mostly in Oakland. Requested amendment to delete condition of approval requiring undergrounding of utility wires was denied by Planning Commission on July 24, 2008. Applicant applied for reconsideration, which was again denied by Commission on October 23, 2008. City Council voted to grant appeal and delete condition on December 16, 2008; resolution passed on January 20, 2009. Building permit application expired on December 19, 2008, one year after application was received. One year extension of planning permits approved by Planning Commission on January 22, 2009. Second one year extension approved by Planning Commission on December 10, 2009. Two-year extension approved by Planning Commission on October 28, 2010. Building permit application submitted April 4, 2011. Building permit application was approved on August 26, 2011. Issued Building Permit on May 9, 2012 when fees paid. TCO issued on August 9, 2013.</p>	<p>John Protopappas  Madison Park Financial  (510) 452-2944</p>
<p><b>Ocean Avenue Townhomes</b>  1276 Ocean Avenue  UP07-09, DR07-15</p>	<p>Five new townhomes on vacant lot between Ocean Avenue and Peabody Lane.</p>	<p>Approved by Planning Commission on August 27, 2009 as part of Baker Metal Live-Work project (see below). Received building permit application on December 31, 2009. On December 28, 2010, Chief Building Official approved request to extend plan review application to June 30, 2011. Building permit issued June 30, 2011. Outstanding fees paid November 16, 2011. Building permit extended for one year, to June 30, 2013, by Chief Building Official. Construction began in April 2013.</p>	<p>Sasha Shamzad  MRE Commercial  (510) 849-0776</p>

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

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>OFFICE/HIGH TECH PROJECTS</b>			
<b>EmeryStation Greenway</b> 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for “Hollis-Powell Greenway Site” in September 2006 and selected Wareham as developer in march 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant’s request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. 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.	Geoffrey Sears Wareham Development (415) 457-4964
<b>OTHER</b>			
<b>Hollis Street Pedestrian Bridge</b> Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>City Storage</b> Northeast corner of 40 <sup>th</sup> and Adeline Streets UPDR11-002	Reuse of existing “significant” brick building for 57,600 square feet of personal storage, with residential unit for on-site manager and small corner retail space.	Planning Commission study session held on August 25, 2011; project approved on October 27, 2011. Appeal filed by neighbor on November 14, 2011; appeal withdrawn on November 22, 2011 after reaching agreement with applicant. Planning Commission approved one year extension request on January 24, 2013. Appeal filed by neighbor on February 8, 2013. City Council denied appeal and upheld extension request on March 19, 2013. Received building permit application on March 21, 2013.	Shawn Fritz Kava Massih Architects (510) 644-1920
<b>Fire Station #2</b> 6303 Hollis Street UP10-02, DR10-07	New 12,930 square foot fire station to replace existing fire station.	Approved by Planning Commission on June 24, 2010. Two year extension request approved by Planning Commission on June 28, 2012.	Margaret O’Brien Public Works Department (510) 596-4336
<b>Pak N Save Upgrade</b> 3889 San Pablo Avenue DR11-007	Redesigned northern façade including additional entry, replacement of all signs and two new signs, minor improvements to parking lot including new landscaping.	Approved by Planning Commission on May 26, 2011. Received building permit application on September 27, 2011. Permit approval pending Public Works and ADA sign-offs as of July 7, 2012. Request granted by Chief Building Official to extend building permit application expiration date to March 27, 2013. Issued building permit on March 25, 2013.	Jason Gomes Safeway, Inc. (925) 467-3000
<b>Emeryville Center of Community Life</b> Emery Secondary School site at 47 <sup>th</sup> Street and San Pablo Avenue	Multi-purpose community facility including administration; arts, performance, and food service programs; community services and family support programs; education programs; and recreation and fitness programs.	Planning and design activities are on-going between the City and School District. Request for proposals for conceptual designs issued October 5, 2007; proposals were due November 13, 2007. Council approved design contract with Field Paoli on April 15, 2008. Planning Commission study session on master plan held May 28, 2009. City and School District staff collaborating on environmental review, and have selected LSA as consultant. Voters approved \$95 million bond measure by 74% on November 2, 2010. Community workshops ongoing. Planning Commission study session held April 26, 2012; second study session held November 19, 2012. Initial Study/Mitigated Negative Declaration published June 11, 2012. Planning Commission held public hearing on July 25, 2013 and approved project on August 22, 2013.	Education and Youth Services Advisory Committee Cindy Montero (510) 596-3770

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>HSP Parking Structure</b> 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 <sup>th</sup> and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
<b>Pixar Warehouse</b> 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. Received building permit application on August 6, 2013.	Craig Payne Pixar Animation Studios (510) 922-3090
<b>Escuela Bilingüe</b> 4550 San Pablo Avenue 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. Granted temporary certificate of occupancy for Phase 2A on August 28, 2013.	John Horsh (510) 872-6182

**Planning & Building Department**  
**Status of Major Development Projects - City of Emeryville**  
**August 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>Emeryville Center for the Arts</b>            4060 Hollis Street            DR11-010</p>	<p>Renovation of 30,000 square foot former industrial building behind Old Town Hall to house Emeryville Celebration of the Arts, Emeryville Historical Society, and related uses.</p>	<p>City Council selected architects Donn Logan and Marcy Wong to develop conceptual designs on July 18, 2006. Presented to Park Avenue District Advisory Committee on February 21, 2007. Planning Commission study session held on March 22, 2007. City Council approved Request for Proposals for strategic plan on February 5, 2008, and awarded contract to Museum Management Consultants, Inc. on June 3, 2008. City Council approved strategic plan on June 2, 2009. Redevelopment Agency approved Exclusive Right to Negotiate on December 7, 2010. Center Board of Directors selected ProPM, Inc. as Project Manager/ Construction Manager. Six architecture firms selected for design competition; reception to display six entries held December 6, 2010; Jensen Architects announced as winner on December 13, 2010. City Council study session held June 7, 2011. Planning Commission study session held June 23, 2011. Planning Commission approved project on September 22, 2011; approval valid for two years.</p>	<p>John Flores            President            (510) 601-0520</p>
<p><b>Shell Gas Station Rebuild</b>            1800 Powell Street            UPDR13-002</p>	<p>Demolition of existing gas station/car wash and replacement with a new facility to include a 2,700 square foot convenience store, ten pumping stations, a drive-through car wash, new landscaping, and amenities for Bay Trail users, on a site of approximately one-half acre on the corner of Frontage Road and Powell Street.</p>	<p>Planning Commission approved June 27, 2013.</p>	<p>Muthana Ibrahim            M I Architects, Inc.            (925) 287-1174</p>