




CITY OF EMERYVILLE PLANNING AND BUILDING DEPARTMENT

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

DATE: November 1, 2013

TO: Sabrina Landreth, City Manager

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

SUBJECT: **PROGRESS REPORT – OCTOBER 2013**

HIGHLIGHTS OF THE MONTH

The City Council approved the selection of EAH Housing as the developer of an affordable housing project on the City-owned property 3706 San Pablo Avenue. The project is expected to come before the Planning Commission for a study session and then a decision sometime next Spring.

The Planning Commission held a study session on the proposed Sherwin Williams Urban Village project, a proposal to redevelop the former Sherwin Williams paint factory site into a mixed-use project with about 460 housing units, 70,000 square feet of office, and 15,000 square feet of retail space. Many insightful comments were made by the public and the Commission.

The Development Coordinating Committee reviewed a proposed 260-unit residential project on the “Nady Site” at 6701 Shellmound Street, and the proposed “Phase IB” of the Marketplace Redevelopment project, which includes the relocation of Shellmound Street and construction of a retail/parking structure and a new grocery store. Both projects are scheduled for Planning Commission study sessions on December 12.

The Technical Advisory Committee for the Emeryville-Berkeley-Oakland Transit Study (EBOTS) met on October 2 and discussed land use analysis, opportunities, constraints, and transit options. The Policy Advisory Committee held its first meeting on October 28 and discussed relationships among funding, development, bicycle access, desired connections, and phasing and forms of transit. Three community workshops were scheduled for early November.

The Chief Building Official attended the annual conference of the International Code Council in Atlantic City, New Jersey, and toured coastal communities devastated by Hurricane Sandy. Planning staff attended the annual conference of the American Planning Association California Chapter in Visalia, a highlight of which was the presentation of an Award of Excellence in Focused Issue Planning to the Emeryville Pedestrian and Bicycle Plan.

CITY COUNCIL, PLANNING COMMISSION, AND COMMITTEES

CITY COUNCIL

There were no planning-related items on the October 1 City Council agenda. At the October 15 meeting, the Council considered the following planning-related items:

Christie Avenue Bike Path. The City Council approved a Request for Proposals for design services for a bike path on the north and east side of Christie Avenue between Shellmound and Powell Streets. This path will close a critical gap in the Bay Trail by providing a continuous bike path from the Bay shore to Shellmound Street. Previously in June, the Council approved a Grand Funding Agreement of \$550,000 with the Alameda County Transportation Commission for this path.

3706 San Pablo Avenue. The Council approved the selection of EAH Housing as the developer of an affordable housing project on the City-owned property at the southeast corner of San Pablo Avenue and West MacArthur Boulevard. The Housing Committee had voted to recommend this developer at their September 5 meeting. EAH was one of four finalists of the nine developers who originally responded to the City's RFP. An Exclusive Negotiating Agreement will now be prepared with EAH, and the project is expected to come before the Planning Commission for a study session and then a decision sometime next Spring.

PLANNING COMMISSION

The Planning Commission considered the following items at its October 24 meeting:

Planning Commission Schedule. The Planning Commission approved its schedule of Commission meetings and related events for 2014, moving the September 25 meeting back one week to October 2 to avoid a conflict with Rosh Hashanah, and moving the October 23 meeting back one week to October 30 to maintain at least four weeks between meetings.

Counter Culture Coffee. The Commission unanimously approved a Conditional Use Permit for a new wholesale coffee roaster that would occupy approximately 12,000 square feet in the newly refurbished Klinknerville industrial building at 1329 64th Street. This North Carolina company will be expanding its coffee roasting business into the Bay Area. The Commission's approval included a condition that the driveway on 63rd Street be replaced, as it represents an ADA hazard.

Development Agreement for Emery Station West @ Emeryville Transit Center/ Heritage Square Garage. The Commission considered a Development Agreement for the previously approved Emery Station West @ Emeryville Transit Center/Heritage Square Garage project. The project involves removal of two surface parking lots in the 5900 and 6100 blocks of Horton Street and construction of two separate buildings: an office/laboratory building and a parking garage. The Emery Station West Building is a seven-story office building accommodating office/lab space, car parking, bus bays, and ground level retail and transit oriented functions. The Heritage Square Garage is a seven-story building accommodating parking stalls and ground floor retail space. The City Council approved the Conditional Use Permit and Design Review for the Project on February 16, 2010, and extended the approvals for two years on February 7,

2012. The Commission's vote on the Development Agreement was 2 ayes (Keller and Cardoza), 2 noes (Gunkel and Kuemmerle) and 2 abstentions (Moss and Tann); Commissioner Donaldson had an excused absence. Since Development Agreements require passage of an Ordinance by the City Council, the Commission's vote is advisory to the Council; due to the deadlocked vote, the item will go to the Council with no recommendation from the Commission.

Sherwin Williams Urban Village. The Commission held a study session to review a proposal to redevelop the former Sherwin Williams paint factory site into a mixed-use "town center" with a combination of residential and commercial uses organized around a central green park. The project will include reuse of an existing 70,000 square foot Tier 1 significant building for office use and construction of three new buildings that will accommodate approximately 460 dwelling units and 15,000 square feet of retail space.

Approximately twelve members of the public spoke, with the majority being residents of 1500 Park Avenue. Some residents felt that the proposed density was too high and that traffic would be a major concern, particularly on Sherwin Avenue and Hubbard Street. It was commented that the height of the buildings along the street edges should be lower, in the range of 40 feet, and/or that the buildings should be set back from Sherwin Avenue. In addition, there were comments regarding the design of the project and how it should fit into the neighboring community consisting of a mix of residential and commercial uses in buildings in the range of 40-50 feet high. It was noted that taller buildings would be more appropriate towards the north of the site. It was also suggested that the proposed parcels were too large and that at least two parcels should be broken up and east-west connections made. Opinions were expressed that the commercial spaces should be occupied by local-serving and locally owned, small businesses. The project developer should pay particular attention to encourage biking and use of transit through provision of adequate bike parking and storage and should take measures so that the Emery Go-Round would add a new route to the West Oakland BART station.

The Planning Commission felt that the proposed mix of uses was acceptable although it was a bit heavy on the residential uses. The Commission unanimously felt that active uses in form of commercial or live-work spaces should be accommodated on both sides of the "central green". The Commissioners also agreed that the parcels were too big and that they needed to be broken up to create a more "fine-grained" site plan. It was also suggested that an alternative approach to the garages be considered, with a driveway along the railroad track for garage access connecting to Halleck Street rather than Sherwin Avenue. It was commented that the use of open spaces be considered carefully to include a variety of adult and children activities. Staff's suggestion that the "Rambla" concept be considered for the central green received a positive response. "La Rambla" is a street in Barcelona with a tree-lined central pedestrian mall that serves a variety of active uses including fairs, farmers' markets, vendor stalls, and café seating. It was suggested that the buildings be no taller than 7 to 9 stories on the northern site but no taller than 6 stories for the remainder of the site. The Commission desired to have buildings that were more modern and industrial in look with brick and steel rather than multi-colored stucco buildings. A desire for family-friendly and mixed income housing units was expressed. It was also suggested that the developer should work on their Transportation Demand Management (TDM) measures now so that they could be analyzed as part of the traffic study.

PARK AVENUE DISTRICT ADVISORY COMMITTEE

The committee did not meet in October. Its next regular quarterly meeting will be on November 13.

COMMUNITY PRESERVATION COMMITTEE

The committee met on October 23. Representatives of the Bay Area Air Quality Management District (BAAQMD) and a concerned neighbor were in attendance to discuss the crematorium on Horton Street. No noise or air quality violations were identified. The neighbor was advised to call the BAAQMD “hot line” (1-800-334-ODOR) to initiate an investigation into any suspected air quality violations. A representative of the Estria Foundation made a presentation about how murals can beautify the city and deter graffiti; Estria will follow up with the City Manager on possible murals in Emeryville. Removal of a mural at 4375-4377 Adeline Street was also discussed. The City had received a complaint about graffiti at this location, but, upon investigation, it was found to be “street art” that was painted by tenants of the building. The City contacted the property owner to determine whether this was done with his knowledge and permission, and learned that it had not been. The City did not require this mural to be removed, but the owner determined that this was a violation of the tenants’ lease agreement and directed them to paint it out, which they did. The Committee also reviewed the key properties list, including recent abatement activity concerning the André Carpiaux property at 1266 Ocean Avenue.

BICYCLE/PEDESTRIAN ADVISORY SUBCOMMITTEE

At its October 7 meeting the BPAC reviewed plans for the Sherwin Williams project and made a number of comments about bicycle and pedestrian access, including a recommendation that the project include traffic calming measures on the Horton Street bicycle boulevard. Bay Bridge Trail signage placement was also discussed, with the BPAC unanimously recommending that additional information (such as mileage and Bay Bridge Trail directions) be included in wayfinding signs at 65th and Doyle Streets, and at 65th and Shellmound Streets. The BPAC also looked at design improvements for the bike lanes at Shellmound Street and Shellmound Way. Treatments consistent with the National Association of City Transportation Officials (NACTO) Urban Bikeways Design Guide were unanimously recommended.

PARKS AND RECREATION ADVISORY COMMITTEE

At its October 16 meeting the committee recommended riprap at Point Emery and sliding scale fees for the afterschool program.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

The Planning and Building Director, Plans Examiner, and Deputy Fire Marshal attended the Economic Development Advisory Committee meeting on October 2 to further discuss the planning and building permitting process. Information was provided from the California Building Standards Commission about the legal requirements for enforcing the State Building Code and the necessary qualifications for Building Division staff. Several “problem projects” were discussed in order to identify ways to improve the building permit process. Staff was

directed to prepare an informational brochure for small businesses, to be reviewed at the committee's January meeting.

DEVELOPMENT COORDINATING COMMITTEE

The DCC met on October 30 with representatives from the Planning and Building, Economic Development and Housing, Public Works, Community Services, Police, and Fire departments, the City Attorney's Office, and the City Manager discussing the following projects:

6701 Shellmound Street Residential Development ("Nady" Site). DCC members considered a proposed 260-unit residential development on a 2.27 acres site at 6701 Shellmound Street, known as the "Nady Site". The Committee felt that the proposed design of podium style stucco residential development provided minimal architectural interest. Some of the suggestions for non-residential spaces included community non-profit centers, outdoor recreational type uses, community garden, and incubator office space for surrounding technical schools such as Ex'pression College. It was noted that the podium level did not show any type of landscaping treatment and the ground level landscape/open space was seen as an afterthought and as such would not provide viable and usable spaces. Fire Department staff suggested that fire access should be considered via a 20-foot lane that would connect to Shellmound Street and go along the western property line. This could also function as a bicycle and pedestrian path, with "grasscrete" or a similar material for fire truck access; such a path could eventually connect to the future landing of the pedestrian and bicycle bridge over the freeway at 65th Street, and provide a way for bicycles and pedestrians to avoid a busy stretch of Shellmound Street. It was suggested that this could also help address the General Plan's designation of a possible "park opportunity site" in this vicinity.

Marketplace Redevelopment Final Development Plan, Phase IB. DCC members reviewed a proposal for a revised proposal for Phase IB for the Marketplace Redevelopment Project. Due to a change in ownership as well as the UA Theater's decision not to renew its lease, the project is now being revised such that it will be built out in the next 5-7 years instead of the original 20 years. The key changes in terms of mix of uses are that it would have 735 residential units instead of 674 units, 74,800 square feet of retail/commercial space instead of 180,000 square feet, and elimination of 120,000 square feet of office space, resulting in a smaller project overall. The second key change is the revised configuration of relocated Shellmound Street. In the revised Phase IB the following would occur: demolition of the UA Theater and its replacement with interim parking; relocation of Shellmound Street; construction of 26,500 square feet of retail space with 4 levels of parking; construction of a 27,300 square foot grocery store; construction of a 1,500 square foot restaurant pad; construction of 62nd Street as a private plaza; and construction of a portion of 63rd Street as a private street to serve the grocery store. Fire Department staff commented that new fire and water mains would be needed in conjunction with the relocation of Shellmound Street that would also trigger sewer lateral and storm drain relocations. A concern was expressed with the proposed circulation around the grocery store and it was commented that alternatives should be explored. There was also a concern regarding site remediation and possible resulting restrictions on development.

PLANNING DIVISION

CURRENT PLANNING PROJECTS

Major Projects Chart and Table. The attached bar chart illustrates the progress of each major development project through the Planning and Building “pipeline”, while the attached Major Projects table contains more detail on each project. Those projects that saw significant staff activity in October are discussed below.

Sherwin Williams Urban Village. A community meeting was held in the Council Chambers on October 16, and, as noted above, the Planning Commission held a study session on October 24. A City Council study session is scheduled for December 3. Staff held internal meetings to discuss the project on October 18 and 21, and met with the applicants and their attorney and environmental review consultants LSA Associates on October 30 to discuss process and timing.

Ambassador Housing Project. Staff signed off on the Temporary Certificate of Occupancy for Building A on October 29.

39th 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 October 16 to review modifications that are proposed prior to application for a building permit. 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.

Potential Development Project at Haruff and Peladeau. On October 16, staff met with a developer concerning a potential project for the block bounded by Horton, Haruff, and Peladeau Streets and Stanford Avenue, and adjacent properties to the north, east, and west. It was emphasized that all City streets must remain open. It was noted that, while the large central block is appropriately zoned for a good-sized mixed use project, development on the adjacent properties would be more challenging because of their small, odd shapes, and because some are under more restrictive zoning. It was also noted that a conditional use permit was recently approved for the Broken Rack bar and billiards hall on the property to the east, and that the popular Honor Bar occupies a building to the northeast.

ADMINISTRATIVE CASES AND ACTIVITIES

Design Review

Novartis Project Temporary Trailers, 5301 Horton Street. A Minor Design Review permit for temporary construction trailers and fencing for a 15-month construction project was approved on October 30.

Ocean Avenue Rehab, 1259B Ocean. A Minor Design Review permit for renovations and related landscape improvements was submitted on October 18 (pending).

Emeryville Public Market Renovation, 5959 Shellmound Street. A Minor Design Review permit for exterior renovations to façades and landscaping of the three existing Public Market buildings was submitted on October 29 (pending).

Signs

Forever 21 Signs, 5668 Bay Street. A Minor Sign permit under the Bay Street Master Sign Program was submitted on October 30 (pending).

Marriott Sign, 5555 Shellmound Street. A Minor Sign permit for a new identifying sign above the main hotel entrance was submitted on October 30 (pending).

Temporary Use Permits

Bay Street Temporary Parking, 5700 Bay Street. A Temporary Use Permit for parking north of Christie Avenue through the end of December 2013 was approved on October 4.

Halloween Pumpkin Patch, adjacent to 5700 Bay Street. A Temporary Use Permit for a Halloween pumpkin patch on the northeast corner of Christie Avenue and Shellmound Street was approved on October 21.

ADVANCED PLANNING PROJECTS

Emeryville-Berkeley-Oakland Transit Study (EBOTS). This is a multi-jurisdictional study that we are leading of how to improve transit service in the West Berkeley-Emeryville-West Oakland corridor, funded by a \$250,000 grant from Caltrans. A Technical Advisory Committee (TAC) of the partner agencies has been formed, including staff of each City as well as the Emery Go-Round, AC Transit, BART, the Capitol Corridor, and the Alameda County Transportation Commission. A Policy Advisory Committee (PAC), consisting of elected and appointed officials of the partner agencies, has also been formed and will receive periodic briefings on the project. A consultant, CDM Smith, has been hired, and the study is well underway. Community workshops were set for November 7 at 6:30 p.m. at the West Oakland Senior Center, November 9 at 11:00 a.m. at Berkeley's James Kenney Community Center, and November 12 at 6:30 p.m. at the School District offices on 61st Street in Emeryville. The TAC met on October 2, discussing land use analysis, opportunities, constraints, and transit options. A questionnaire was posted at www.emeryville.org/ebots. Postcards were sent to community organizations. Staff attended a meeting of the Emeryville Transportation Management Association (ETMA) on October 17, describing the EBOTS questionnaire and workshops and hearing about the ETMA's recent ridership survey. Staff posted flyers at popular bus stops, reviewed display boards for the workshops, and sent the first Quarterly Report to Caltrans. The PAC had its first meeting on October 28, discussing relationships among funding, development, bicycle access, desired connections, and phasing and forms of transit.

Housing Element. Staff completed a first pass through the Housing Element, and plans to discuss it with the Economic Development and Housing Department to fill in gaps and address recent court cases regarding inclusionary zoning.

Pedestrian and Bicycle Plan Award. As previously reported, we were awarded the “Award of Excellence for Focused Issue Planning” from the California State Chapter of the American Planning Association for our Pedestrian and Bicycle Plan. On October 7, the former chair of the Bicycle and Pedestrian Advisory Subcommittee, the Project Manager, a representative of the consulting team, and the Director of Planning and Building accepted the award at the annual award luncheon at the state APA conference in Visalia.

Transitional and Supportive Housing and Emergency Shelter Ordinance. An intern drafted an ordinance regulating shelters and treating transitional and supportive housing the same as other housing in the Planning Regulations, as required by State law.

Design Guidelines - Family Friendly Housing. Two architects commented on family housing design, addressing project and unit design; both said three-bedroom units should be two-story townhomes.

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. On October 17, staff participated in a BCDC workshop on how to implement adaptation responses at the local and regional level. That could be addressed as part of the next Plan Bay Area Sustainable Communities Strategy process.

Impact Fee Studies. On October 16, staff met with the Economic Development and Housing Department to discuss timing and coordination of the three on-going development impact fee studies: the updated Traffic Impact Fee, a new Park and Government Facilities Impact Fee, and an Affordable Housing In-Lieu Fee.

Capital Improvement Program. On October 8 and 30, Planning Division staff met with the Finance, Public Works, and Economic Development and Housing Departments to discuss the Capital Improvement Program and to review the proposed list of priorities in preparation for a City Council study session on November 5.

Priority Development Areas. On October 21, staff attended a meeting at Berkeley City Hall with Association of Bay Area Governments (ABAG) and City of Berkeley planning staff to discuss the status of planning and potential development challenges in each city’s Priority Development Areas (PDAs). This was followed by a walking tour of the downtown Berkeley PDA and a driving tour of Emeryville’s PDA.

BUILDING DIVISION

Permit, Inspection, and Plan Check Activity and Public Contacts

The attached tables summarize the fourth month of fiscal year 2013-2014 for building permit and inspection activity. Following is a summary of the Building Division’s permit, inspection, and plan check activity and public contacts in October:

- **Permits Issued:** 69
- **Total Valuation:** About \$11.4 million
- **Fees Collected:** About \$292,000
- **Inspections:** 971
 - Major projects: 603 (62%)
 - Other: 368 (38%)
- **Fast Track Plan Check:**
 - Same day: 12 applications
 - Within 2 weeks: 17 applications
- **Public Contacts and Inquiries:**
 - Counter contacts: 191
 - Telephone inquiries: 139

Major Projects Under Construction

Construction is proceeding on the following major new and renovation projects:

- **Parkside Apartments** – Powell/Hollis/Doyle/Stanford; 168 residential units; 5 live-work units; 3 flex-space units; retail.
- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets; 69 affordable residential units in three buildings.
- **Marketplace Redevelopment Project, Phase IA** – 64th and Christie; 193 residential units.
- **Ocean Avenue Townhomes** – 1276 Ocean Avenue; 5 townhouses.
- **Pak N Save (Safeway)** – 3889 San Pablo Avenue; façade and tenant improvements.
- **Bridgewater Remodel** – 6400 Christie Avenue; 63 residential units, podium renovation.
- **Bakery Lofts Phase IV** – 53rd and Adeline Streets; 18 residential units, retail (TCO issued August 9, 2013).
- **EmeryStation Greenway** – 5800 Hollis Street; 91,000 square foot laboratory building (“substantial completion letter” issued September 7, 2012).
- **City Storage** - 4000 Adeline Street; renovation of existing building for personal storage.

Construction is also proceeding on the following major construction defect repair projects:

- **Bridgework Apartments** – 1221-1231 and 1321-1331 40th Street.
- **Andante** – 3996 San Pablo Avenue.
- **Liquid Sugar** – Liquid Sugar Drive, 65th and 66th Streets.
- **Avenue 64** – 6399 Christie Avenue.
- **Elevation 22** – Loop 22 and Powell Street.

Anticipated Major Development Projects

The Building Division anticipates new development projects in fiscal year 2013-2014 including:

- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **3800 San Pablo Avenue Mixed Use Project (Maz site)** – 105 residential units, 21,000 square feet of retail.
- **Bay Street Site A Project** – 5700 Bay Street; hotel and retail.

- **Emery Station West @ Transit Center** – 59th and Horton Streets; 250,000 square feet of office/lab and retail space, and Amtrak bus bays, in 165-foot high-rise.

Pre-Submittal Meetings

The Building Division held pre-submittal meetings for a number of projects in October. These meetings involve the Chief Building Official, plan check staff, Fire Department staff, and the projects' development teams. Their focus is to aid the applicant to identify potential building code issues, project scheduling issues, expected fees, and other major building concerns.

- **3800 San Pablo Avenue Mixed Use Project (Maz site)** – 105 residential units, 21,000 square feet of retail.
- **City Storage** – 4000 Adeline Street; renovation of existing building for personal storage.
- **Emery Glen** – 6200 Doyle Street; replace exterior siding, windows and entry doors.
- **39th and Adeline** – 3900 Adeline Street; 101 residential units, 1,000 square feet of retail.
- **Athleta** – 5652 Bay Street; replace storefront material.
- **Novartis, CMF Phase 1** – 1403 Stanford Avenue; structural upgrade.
- **64th and Christie** – 6350 Christie Avenue; residential construction.
- **Pixar** – 1200 Park Avenue; site infrastructure for installation energy server.
- **Berkeley Research Group** – 2200 Powell Street, 11th floor; tenant improvements.
- **Berkeley Research Group** – 2200 Powell Street, 12th floor; tenant improvements.
- **Victoria's Secret** – 5672 Bay Street, Building E; install new awnings.
- **5881 Vallejo Street** – remove exterior stucco, plywood.
- **Sleep Number** – 5683 Bay Street, Building E; install blade sign.
- **Pak N Save** – 3889 San Pablo Avenue; replace (2) facelift pylon panel signs.
- **Art.com** – 2100 Powell Street, 10th and 13th floor; upgrade break room areas.
- **Escuela Bilingüe Internacional** – 4550 San Pablo Avenue; install panel signs at vehicular gate columns.
- **Kohana Coffee** – 1265 67th Street; tenant improvement for coffee roasting.
- **5893 Vallejo Street** – install 4kW PV solar panel roof system.
- **1425 63rd Street** – install 49kW PV solar panel roof system.
- **2 Admiral Drive** – bathroom remodel.
- **Emeryville Public Works Corp Yard** – 5679 Horton Street; demolition of interior office and partitions.
- **Select Comfort** – 5683 Bay Street, Building D; interior demolition.
- **UCSF** – 2000 Powell Street, 11th floor, #1100; tenant improvements.
- **4 Captain Drive, Unit E205** - kitchen/bath remodel.
- **Novartis Garage, Building 12A** – 5353 Horton Street; install two electric vehicle charging stations.
- **Jasmine Blossom** – 6520 Hollis Street; replace ductless split system.
- **IKEA** – 4400 Shellmound Street; replace damaged electrical service cabinet.
- **6290 Overland Avenue** – replace forced air unit.
- **1277 64th Street** – install tankless water heater.
- **98 Emery Bay Drive** – private sewer lateral replacement.
- **Sheraton Four Points Hotel** – 1603 Powell Street; private sewer lateral replacement.
- **Anchor Club** – 1 Admiral Drive, Building F; replace spa heater.

- **Ambassador Housing; Buildings A, B, C** – 36th and Peralta Streets; rental housing units.
- **Public Market, Phase II** – 5959 Shellmound Street; site improvements.
- **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 October for the following projects:

- **Ambassador Housing, Buildings A, B, and C** – 36th and Peralta Streets.
- **Marketplace Redevelopment Phase 1A** – 64th Street and Christie Avenue; 193 residential rental units in five-story building.
- **City Storage** - 4000 Adeline Street; renovation of existing building for personal storage.
- **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 Completed or Nearing Completion

The following projects have received Certificate of Occupancy (CO), Temporary Certificate of Occupancy (TCO), or final building permit sign-off (final) for the month of October:

- **Uniqlo** – 5606 Bay Street (TCO)
- 6 sub permit types (final)

Code Enforcement/Graffiti Abatement

The following cases were handled by the Chief Building Official in October:

- 3 graffiti cases, correspondences for abatement purposes.
- 1 code enforcement related case was abated.
- 1 Building Code related case (work without permits).
- 2 property maintenance cases.
- 15 telephone contacts, relating to code enforcement process, including public contacts adjacent to, but not within, the City limits.

Customer Feedback Questionnaire

For the month of October one questionnaire was received, indicating positive and excellent in all categories.

Building Code Adoption

Every three years the California Building Standards Commission (CBSC) updates the California Building Code, based on the most recent International Building Code. Earlier this year, the CBSC adopted the 2013 California Building Code. The 2013 State Building Code is required to be enforced by all cities and counties in the state as of January 1, 2014. Amendments to the code may be made by local jurisdictions based on local climatic, geological, or topographical conditions. Every three years when Emeryville adopts the new building code, we must re-adopt any local amendments. In October, the Chief Building Official and our consultant, WC3, spent considerable time reviewing the numerous binders of information that make up the California Building Codes and drafting the local amendments. On October 11, the Director of Planning and Building, Chief Building Official, WC³, Alameda County Fire Department, and City Attorney's Office met to discuss the code adoption process and the draft ordinances. Ordinances adopting the updated City Building Regulations and Fire Code were prepared for first reading by the City Council on November 5. Final passage is expected on November 19, and the updated codes will take effect on January 1.

4375-4377 Adeline Street "Street Art"

On September 27, the Mayor received an email from a concerned neighbor complaining about graffiti at 4375-4377 Adeline Street. The Mayor forwarded this email to the City Manager, who forwarded it to the Planning and Building Director. It was referred to our graffiti abatement contractor for removal. However, the next day the Mayor sent a photo of a portion of the painting to staff and questioned whether it was graffiti or art. Subsequently, residents of the building were observed working on the painting in broad daylight, so it seemed that it was not graffiti. Staff also received both complaints about and expressions of support for the painting from several other neighbors. Upon checking our records, we realized that we did not have a consent form on file from the property owner giving us permission to paint out graffiti on his property. Without the owner's consent, the City cannot paint out anything on private property, graffiti or not. So staff contacted the property owner to determine whether he knew about the painting. He said that he did not, and he instructed his property manager to tell the tenants that the painting was a violation of their lease agreement. On October 16, the property manager sent an email to the tenants telling them that they were in breach of their lease unless the painting was removed. The next day, the painting was gone and the building was back to its original color, so it is assumed that the tenants must have removed the painting as directed by the property manager. It should be reiterated that the City did not require this painting to be removed. Our only action was to contact the property owner to find out whether he knew about it. After that, events moved quickly and within one day, the painting was gone.

ADMINISTRATION/OTHER

International Code Council Annual Conference. The Chief Building Official attended the ICC Annual Conference from September 29 to October 2 in Atlantic City, New Jersey.

The 2013 Education Program was designed around three main themes: Evolving Education, Leveraging Existing Technology, and Emerging Practices. The Evolving Education sessions

addressed specialized code topics at an intermediate to advanced level, and provided examination of a specific code subject. The Leveraging Existing Technology sessions addressed existing technology that is assisting individuals in the building safety industry to operate more efficiently. The programs were engaging and focused on the real-world benefits of using the highlighted technology. The Emerging Practices education sessions addressed leading-edge topics that were presented by visionaries in the building safety industry. These programs provided information that helped position participants to become aware of practices or information that will affect the industry in ten years or more.

The Global Forum addressed how the public sectors participate in the development of building regulations, such as codes and standards, and application of those regulations in different parts of the world and in the U.S. The topics discussed included: levels of government participation and the role of the private sector in the development and application of regulations; incorporation of new technologies into regulations; private-sector code enforcement, inspections and code education.

Finally, development hearings and voting for code development covered the remaining several days for the impending 2015 ICC International Building Code, International Existing Building Code, and International Property Maintenance Code. These model codes make up a portion of what is known as Title 24 of the California Code of Regulations or better recognized as the California Building Code.

Prior to the conference, the Chief Building Official attended the "Rebuilding the Jersey Shore after Sandy" tour. Attendees visited shore towns and several residential properties in various stages of reconstruction as New Jersey continues the massive task of rebuilding in the wake of Hurricane Sandy. Sites visited included Toms River and Seaside Heights, which recently endured a boardwalk fire as well. The Seaside Heights Building Official discussed the storm damage and challenges encountered during the rebuilding process. A Senior Regional Manager of Government Relations in ICC's Pennsylvania Field Office was on hand to discuss the code implications.

American Planning Association California Chapter Conference. Associate Planner Diana Keena and Senior Planner Miroo Desai attended this conference in Visalia on October 6-9. Session topics included San Francisco's restaurant workers rights ordinance; the Governor's Office of Planning and Research policy about solar charging stations for electric vehicles at work places; SB 226, which stipulates that the California Environmental Quality Act does not apply to effects analyzed in a Program EIR or mitigated by development policies; and the low correlation between development site selection and mitigation fees. As the State Inclusionary Director, Ms. Desai organized and facilitated the "Diversity Summit" which was entitled "Food Justice: Issues Impacting Urban and Rural Communities of Color." At the awards luncheon on October 7, Emeryville received the Award of Excellence in Focused Issue Planning for our Pedestrian and Bicycle Plan.

Presentations on Urban Planning. As the California APA Northern Section's Diversity Director, Senior Planner Miroo Desai organized and participated in presentations on urban planning to juniors and seniors at Pittsburg High School with two other volunteers on October 22.

Mayors' Conference. Staff attended the Alameda County Mayors' Conference on October 9, which was hosted this month by the City of Emeryville and held at Ex'pression College.

Parking Reform Made Easy. On October 9, the Planning and Building Director attended a "salon"-style discussion at TransForm's downtown Oakland office with Professor Richard Willson of Cal Poly Pomona, author of the recently published book *Parking Reform Made Easy*. TransForm is a non-profit organization that promotes public transportation and walkable communities in the Bay Area. This discussion session was part of their GreenTRIP Connect Initiative.

ICS 200 Training. On October 24, all members of the Planning and Building Department attended mandatory training on FEMA's Incident Command System (ICS), sponsored by the Alameda County Fire Department. ICS is a standardized approach to incident management that is applicable to all types of hazards, such as earthquakes, fires, and floods. The second in the series of several such trainings that will be offered, this was an intermediate level course entitled "ICS-200", and was a follow-up to the introductory "ICS-100" course taken in May. Following the course, all attendees were asked to take an on-line test and email the resulting certificate of completion to Human Resources as evidence that City staff has received the training.

Economic Development Project Meeting. On October 10, the Planning and Building Director attended a meeting with the Economic Development and Housing Director, Public Works Director, City Attorney, and City Manager to review the status of various economic development projects and programs.

Cost Recovery. Most major planning applications are funded through a "cost recovery" system, whereby applicants make an initial deposit and staff bills time and expenses against the project. This requires meticulous record-keeping to ensure that balances remain positive in each cost recovery account, and that accounts are properly closed out upon project completion. Planning staff met internally on October 23 to review the list of projects and collection procedures. Invoices are being prepared as appropriate.

Grants Coordination. Staff attended the monthly interdepartmental grants coordinating meeting on October 17, and discussed Housing Related Park Grants, other grant opportunities to be evaluated, and the management of grants that have been awarded to the City.

Permit Tracking System and GIS. CRW TRAKiT, the Planning and Building Department's permit tracking software, has now been live for over 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 October 9 to compare notes and ensure a smooth implementation of the system, and to convey any necessary modifications to the IT Manager. On October 11, staff hosted a demonstration of the system for City of Fremont staff, who are considering purchasing TRAKiT to replace their current permit tracking system.

Planning Interns. Intern Tony Vi resigned to take a full-time position at the San Francisco County Transportation Authority. During his time in Emeryville, Tony analyzed potential policies for significant structures and completed a rough draft revision of the Housing Element. Tony's last day was October 24. Interviews are scheduled in early November for a new intern.

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

Planning and Building Department
Major Development Projects
October 2013

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Nady Site 6701 Shellmound Street	Residential - 221 units Retail/amenity - 5,500 s.f. ±	PC study session 12/12/13.						
Marketplace Redevelopment Phase IB - Shellmound Street	Grocery store, retail, parking garage, realign Shellmound St.	PC study session 12/12/13.						
Sherwin Williams Urban Village N of Sherwin, W of Horton	Residential - 460 units Commercial 85,000 s.f.	PC study session 10/24/13. CC study session 12/3/13.						
3706 San Pablo SE San Pablo/West MacArthur	RFP for City-sponsored affordable housing project.	CC approved EAH Housing as developer on 10/15/13.						
Bay Street "Site A" NE Shellmound & Christie	Hotel and retail (last phase of South Bayfront PUD)	Awaiting FDP application for hotel and retail. Grading permit issued 9/4/13.						
Bay Street "Site B" Shellmound/Powell/railroad	Department store and public parking	Property Management Plan to be prepared for former Redevelopment site per State law.						
Gateway @ Emeryville NE Powell St. & Christie Ave.	Residential - 265 units; Retail - 14,100 s.f.; 142-room hotel	PC and CC study sessions in 2007. Demo permit for 1-story bldg expired 4/12/12.						
Hollis Street Pedestrian Bridge Over Hollis between 5800 and 5885	Pedestrian bridge between two EmeryStation lab buildings	Requires PC Design Review approval and CC approval to cross public street.						
HSP Parking Structure NW 59th & Doyle Sts.	4-level parking structure with 553 spaces.	Community meeting 10/20/08. PC study session 10/23/08.						
Broken Rack 5768 Peladeau Street	Relocation of billiard room and bar from Public Market.	PC approved 9/26/13.			PC - 9/26/13			
3800 San Pablo Mixed Use ("Maz") NE San Pablo/Adeline/W. Mac.	Residential - 100 units Retail - 21,640 s.f.	PC study session 2/28/13. PC approved 8/22/13.			PC - 8/22/13			
Center of Community Life W San Pablo Ave betw 47th & 53rd	Multipurpose community recreation and school facility	PC study sessions 4/26/12 and 11/19/12. PC public hearing 7/25/13; approved 8/22/13.			PC - 8/22/13			
Shell Gas Station Rebuild NW Powell St & Frontage Rd	New gas station, conv. store, car wash to replace existing.	PC approved 6/27/13.			PC - 6/27/13			
Fire Station #2 6303 Hollis Street	New 12,930 square foot fire station to replace existing.	PC approved 6/24/10. PC approved 2-year extension on 6/28/12.			PC - 6/24/10			
EmeryStation West @ Transit Ctr NW Horton & 59th Sts.	250,000 s.f. office/lab tower, 823 parking spaces in 2 bldgs.	CC to consider DA on 12/17/13 to lock in approvals for five years.			CC - 2/16/10			
Baker Metal Live-Work 1265 65th Street	Res./live-work - 17 units	PC approved 8/27/09.			PC - 8/27/09			
39th and Adeline Project Adeline/39th/Yerba Buena	Residential - 101 units Retail - 1,000 s.f.	CC approved first extension on 11/16/10. CC approved second extension on 12/18/12.			CC - 1/20/09			

Project Location	Description	Status/Comments	Planning			Building		
			Pre-Application	Application Processing	Approval	Plan Check	Construction	Occupancy
Pixar Warehouse 5000 Hollis Street	Storage - 28,637 s.f. in vacant portion of Level(3) building.	Building permit application received 8/6/13. Approval pending easement to exit on Spur Alley.			PC - 12/13/12			
Ocean Lofts 1258 Ocean Avenue	Residential - 2 units Demo of existing house	Building permit application expired 7/18/12. Applicant intends to pursue project in the future.			CC - 4/17/07			
City Storage NE 40th & Adeline	Reuse existing building for 57,600 s.f. of personal storage.	Building permit issued 10/22/13.			PC - 10/27/11			
Marketplace Redevelopment Phase IA - 64th/Christie building	Residential - 193 units	Foundation permit issued 1/10/13. Superstructure permit issued 8/23/13.			CC - 10/19/10			
Parkside Project Powell/Hollis/Doyle/Stanford	Residential - 168 units Live-work/flex - 8 units	Building permits for all buildings issued 9/14/12.			CC - 11/18/08			
Pak N Save Upgrade 3889 San Pablo Ave.	New front façade, replace signs, landscaping	Building permit application submitted 9/27/11. Building permit issued 3/25/13.			PC - 5/26/11			
Ocean Avenue Townhomes 1276 Ocean Avenue	Five new townhouses (part of Baker Metal project)	Building permit issued 6/30/11. Outstanding fees paid 11/16/11; project under construction.			PC - 8/27/09			
Ambassador Housing N 36th betw Peralta & Adeline Sts.	Residential - 69 units, affordable, rental	Grading permit and building permits for all buildings issued 3/15/12.			PC - 12/10/09			
Escuela Bilingüe, Phase II 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			
EmeryStation Greenway 5812-5860 Hollis St.	Laboratory building - 91,000 s.f.	Building permit issued 2/25/11. "Substantial completion letter" issued 9/7/12.			CC - 5/19/09			
Krubiner Prefabricated House 5507 Beaudry St.	Factory-built house 2,053 s.f.	Assembled 7/9/11. TCO issued 10/28/11.			PC - 2/28/08			
Bakery Lofts Phase IV 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
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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
MIXED USE PROJECTS			
<p>EmeryStation West @ Emeryville Transit Center 59th and Horton Streets (“Mound” site north of Amtrak Station), and 62nd and Horton Streets (Heritage Square parking lot site) UP09-03</p>	<p>Mixed use transit-oriented development and public parking structure with about 250,000 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 October 24, 2013 and to be considered by City Council on December 17, 2013.</p>	<p>Geoffrey Sears Wareham Development (415) 457-4964</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Bay Street – Site A Northeast of Christie Avenue and Shellmound Streets PUD 99-2</p>	<p>Completion of development of South Bayfront Retail/Mixed Use Project PUD with a hotel and retail north of Christie Avenue.</p>	<p>Planning Commission recommended approval of extension of Development Agreement for five years, until October 22, 2014, on July 23, 2009. City Council passed ordinance on September 1, 2009. Redevelopment Agency study session held November 2, 2010. 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. Issued grading permit on September 4, 2013.</p>	<p>Eric Hohmann, Project Manager Madison Marquette (415) 277-6805</p>
<p>Bay Street - Site B Shellmound/Powell/railroad</p>	<p>Site plan being developed.</p>	<p>Redevelopment Agency selected Madison Marquette as developer on July 20, 2004. City Council study session held on April 5, 2005. Planning Commission and City Council study sessions on tower design held December 14, 2006 and December 19, 2006, respectively. Demolition permit for nine existing buildings issued April 10, 2007; demolition completed in May 2007. Issued excavation and temporary shoring permit for site remediation on October 2, 2008. Use Permit to use site as temporary Police Department headquarters during renovation of Police station on Powell Street approved by Planning Commission on July 23, 2009. Grading and site utilities permit for temporary Police station issued on November 10, 2009. TCO for temporary police station issued May 2010. Redevelopment Agency study session held November 2, 2010. Exclusive Right to Negotiate expired in September 2012. 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>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Marketplace Redevelopment Phase I – 64th and Christie Building, Southeast corner of 64th Street and Christie Avenue FDP08-02</p>	<p>193 residential rental units in a five-story building.</p>	<p>FDP application submitted on October 1, 2008 in conjunction with application for CALReUSE grant for site remediation. Staff notified on November 19, 2008 that \$5 million State Brownfields grant was awarded. Planning Commission study sessions held on June 24 and August 26, 2010. Commission voted to recommend approval on September 23, 2010. City Council approved FDP on October 19, 2010. Development Agreement and related amendments to PUD conditions approved by Planning Commission on December 9, 2010; City Council passed ordinance on February 1, 2011. Issued demolition permit for buildings at 6340 and 6390 Christie Ave. on April 27, 2012. On May 8, 2012 received building permit application for foundation and garage. Issued permit for grading, excavation and shoring on August 21, 2012. On August 7, 2012, received building permit application for superstructure. Approved permit for foundation on September 4, 2012. Issued foundation permit on January 10, 2013. Resubmitted superstructure package for review on February 8, 2013. Building Division received plans for fourth round of review on July 2, 2013. Issued superstructure permit on August 23, 2013. Project is under construction.</p>	<p>Denise Pinkston TMG Partners (415) 772-5900</p>
<p>Marketplace Redevelopment Phase IB – Shellmound Street between Shellmound Way and 64th Street FDP13-001</p>	<p>Grocery store, retail, parking garage, realignment of Shellmound Street.</p>	<p>Planning Commission study session scheduled for December 12, 2013.</p>	<p>Mark Stefan City Center Realty Partners (415) 395-2908</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Gateway @ Emeryville 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>3800 San Pablo Avenue Mixed Use Project (Maz) 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>Sherwin Williams Urban Village 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 held October 24, 2013. City Council study session scheduled for December 3, 2013.</p>	<p>Joe Ernst srmErnst Development Partners (510) 219-5376</p>
<p>Nady Site 6701 Shellmound Street UPDR13-004</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 scheduled for December 12, 2013.</p>	<p>Jeff White Avalon Bay Communities, Inc. (415) 601-9512</p>

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
RESIDENTIAL AND LIVE-WORK PROJECTS			
Parkside (formerly Papermill) Project 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
3706 San Pablo Avenue	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 recommended EAH Housing as developer on September 4, 2013; City Council approved EAH Housing as developer on October 15, 2013.	Catherine Firpo Economic Development and Housing Department (510) 596-4354

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
<p>Ambassador Housing 36th & Peralta Streets UP09-05</p>	<p>New construction of 69 affordable rental housing units on site of former Ambassador Laundry building and adjacent land fronting on Adeline and 36th Streets. Project includes closure of Magnolia Street north of 36th and its conversion to open space.</p>	<p>Redevelopment Agency approved Exclusive Right to Negotiate (ERN) with Resources for Community Development (RCD) on June 16, 2009. Community meeting held June 17, 2009. Planning Commission study session held July 23, 2009. Follow-up neighborhood meeting held September 10, 2009. Planning Commission approved on October 22, 2009. Applicant requested modifications to approval which were approved by the Commission on December 10, 2009. Redevelopment Agency approved extension of ERN on November 16, 2010. Two-year extension of planning permits approved by Commission on December 9, 2010. Received application for building permit for townhouse buildings B and C on December 21, 2010. Disposition and Development Agreement approved by Redevelopment Agency on February 15, 2011. Received building permit application for apartment Building A on September 30, 2011. Issued permit to demolish Clear Channel billboard on January 24, 2012. Issued grading permit and building permits for all three buildings on March 15, 2012. Project is almost completed.</p>	<p>Resources for Community Development Lihbin Shiao (510) 531-9911</p>
<p>39th and Adeline Residential Project East side of Adeline Street between 39th Street and Yerba Buena Avenue UP06-12 and DR06-19</p>	<p>Construction of a 101-unit rental apartment project on a 1.12 acre site that is partially in Oakland.</p>	<p>Planning Commission study session held September 28, 2006. City Council study session held October 17, 2006. EIR contract approved by City Council on May 1, 2007. Scoping session held by Planning Commission on September 27, 2007. Planning Commission hearing on DEIR on June 26, 2008 canceled due to lack of a quorum; deadline for written comments was July 7, 2008. Final EIR published on November 21, 2008. Oakland City Planning Commission approved on December 3, 2008. Emeryville Planning Commission voted to recommend approval on December 11, 2008. City Council approved January 20, 2009; approval valid for two years. City Council approved two-year extension on November 16, 2010 with proviso that 20 studio units be converted to 1-bedroom. Second extension approved by City Council on December 18, 2012, based on increase in number of two- and three-bedroom units. Applicant intends to apply for building permit by December 31, 2013.</p>	<p>Zachary Goodman Murakami Nelson, Architects (510) 444-7959</p>

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

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
OFFICE/HIGH TECH PROJECTS			
EmeryStation Greenway 5812-5860 Hollis Street UP08-04, DR08-10, VAR08-01	New 91,000 square foot laboratory building on southern portion; existing 39,000 square foot industrial building on northern portion to remain for now. Project includes Greenway improvements on northern portion of block and expansion of plaza at Powell and Hollis Streets.	Redevelopment Agency issued Request for Proposals for "Hollis-Powell Greenway Site" in September 2006 and selected Wareham as developer in march 2007. City Council/Redevelopment Agency held study session on proposed building design on December 18, 2007. Second study session held June 3, 2008. Application for planning permits submitted on June 24, 2008. Planning Commission study session held July 24, 2008. Second Planning Commission study session held September 25, 2008. Planning Commission ad hoc committee on Greenway design met October 15 and 30, 2008. Planning Commission approved on January 22, 2009. Appealed by Elevation 22 residents. City Council denied appeal and approved project on May 19, 2009. Issued demolition permit on September 15, 2009. Building demolished December 2009. Received building permit application on December 18, 2009. Rough grading permit for site remediation issued on June 22, 2010. Chief Building Official approved applicant's request to extend building permit application until June 18, 2011. Building permit for shoring issued January 21, 2011. Issued building permit on February 25, 2011. Chief Building Official issued "substantial completion letter" on September 7, 2012. Received building permit application on April 10, 2012 for restaurant tenant improvement, "The Bureau", on the 1 st floor; permit issued on June 14, 2012. Grand opening ceremony for building shell held June 19, 2012. TCO for first floor restaurant "The Bureau" granted on December 10, 2012.	Geoffrey Sears Wareham Development (415) 457-4964
OTHER			
Hollis Street Pedestrian Bridge Over Hollis Street between 5800 and 5885 Hollis	Pedestrian bridge connecting upper floors of EmeryStation East and EmeryStation Greenway lab buildings.	Pre-submittal meeting with Building Division held January 17, 2012. Will require Planning Commission approval of Major Design Review and City Council approval to cross public street.	Geoffrey Sears Wareham Development (415) 457-4964

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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
HSP Parking Structure 6050 Hollis Street UP08-03, DR08-07	New 4-level 553-stall parking structure on existing office building surface parking lot located adjacent to Community Garden at northwest corner of 59 th and Doyle Streets.	Planning application submitted March 14, 2008. Development Coordinating Committee reviewed on April 9, 2008 and identified a number of problems. Neighborhood meeting with Community Garden members held May 13, 2008. Community meeting held October 20, 2008. Planning Commission study session held October 23, 2008.	Philip Banta Architect (510) 654-3255
Pixar Warehouse 5000 Hollis Street UPDR12-003	Storage space for Pixar archives and reference material in 28,637 square feet of vacant portion of Level (3) building.	Meeting held with Emery Bay Village homeowners association on August 22, 2012. Planning Commission study session held October 25, 2012. Approved by Planning Commission on December 13, 2012. Received building permit application on August 6, 2013. Approval is pending easement to use Spur Alley for exiting.	Craig Payne Pixar Animation Studios (510) 922-3090
Escuela Bilingüe Internacional 4550 San Pablo Avenue UP10-007	Pre-K through 8 th grade private school in existing 28,000 square foot Emeryville Farms building.	Planning Commission approved on March 24, 2011. Appealed by neighbors on April 4, 2011. Council approved on appeal on May 19, 2011. Received building permit application for seismic upgrade on May 13, 2011 and for Phase I tenant improvement on May 25, 2011. Issued permit for seismic upgrade on June 23, 2011. Issued building permit for Phase I tenant improvement on July 8, 2011. Issued Temporary Certificate of Occupancy for Phase I on September 1, 2011. Issued Certificate of Occupancy for Phase I on September 12, 2012. Planning Commission study session on mid-block pedestrian path design held May 24, 2012; Commission approved path design on September 27, 2012; appeal filed on October 10, 2012. City Council approved path design on appeal on December 4, 2012, but directed that General Plan amendment be initiated to eliminate path. On 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

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<i>Project Name; Property Address and File Reference #:</i>	<i>Description:</i>	<i>Status of Approvals and Construction Schedule:</i>	<i>Contact(s):</i>
Shell Gas Station Rebuild 1800 Powell Street UPDR13-002	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.	Planning Commission approved June 27, 2013.	Muthana Ibrahim M I Architects, Inc. (925) 287-1174
Broken Rack 5768 Peladeau Street UPDR13-003	Relocation of billiard hall and bar from Public Market to 10,260 square foot building on Peladeau Street.	Planning Commission approved September 26, 2013.	Marilyn and Wayne Boucher (510) 652-9808

	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
PERMITS ISSUED													
Building Permits	21	34	9	24									88
Plumb., Elec., Mech.	27	44	14	40									125
Fire	10	11	4	5									30
MON. TOTALS	58	89	27	69	0	0	0	0	0	0	0	0	
												FISCAL YEARLY TOTAL	243
VALUATION													
Residential	\$1,650,528	\$3,019,861	\$193,834	\$434,850									\$5,299,073
Sub Permits	\$350,497	\$1,060,528	\$403,510	\$123,256									\$1,937,791
Commercial	\$4,184,610	\$2,222,862	\$1,653,649	\$10,828,671									\$18,889,792
MON. TOTALS	\$6,185,635	\$6,303,251	\$2,250,993	\$11,386,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
												FISCAL YEARLY TOTAL	\$26,126,656
FEES COLLECTED													
General Plan	\$32,264.93	\$30,414.82	\$17,780.29	\$55,951.99									\$136,412.03
Building Standards Admin.	\$285.00	\$290.00	\$158.00	\$476.00									\$1,209.00
Technology Fee	\$6,452.98	\$6,082.95	\$3,507.04	\$11,192.91									\$27,235.88
Building Permit	\$48,461.14	\$42,261.80	\$18,873.04	\$89,030.23									\$198,626.21
Plan Review	\$53,717.83	\$47,205.63	\$20,812.53	\$28,581.77									\$150,317.76
Energy Review	\$2,483.68	\$5,263.45	\$1,526.60	\$7,089.55									\$16,363.28
Electrical Permit	\$7,350.70	\$13,738.34	\$4,135.64	\$15,309.62									\$40,534.30
Plumbing Permit	\$5,210.06	\$4,395.11	\$3,549.48	\$12,891.63									\$26,046.28
Mechanical Permit	\$4,815.06	\$4,375.32	\$3,141.90	\$11,620.90									\$23,953.18
S.M.I.P.	\$1,248.40	\$873.54	\$496.51	\$2,323.84									\$4,942.29
Microfiche	\$479.28	\$403.56	\$219.55	\$923.54									\$2,025.93
Fire Dept. Fees	\$14,688.72	\$2,804.37	\$10,013.09	\$23,543.27									\$51,049.45
Sewer Connection	\$9,243.00	\$948.00	\$1,422.00	\$1,185.00									\$12,798.00
Bay-Shell	\$0.00	\$0.00	\$0.00	\$11,613.84									\$11,613.84
Traffic Impact	\$11,515.40	\$7,240.14	\$0.00	\$0.00									\$18,755.54
School	\$1,132.70	\$0.00	\$0.00	\$0.00									\$1,132.70
Art Public Places	\$32,509.70	\$0.00	\$5,153.83	\$18,163.27									\$55,826.80
Other : (PSL, AMMR)	\$7,754.00	\$1,597.00	\$7,228.00	\$1,778.00									\$18,357.00
MON. TOTALS	\$239,612.58	\$167,894.03	\$98,017.50	\$291,675.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
												FISCAL YEARLY TOTAL	\$797,199.47

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	77%	211	167	198	235										811
BAKERY LOFTS PHASE IV	\$2,779,000	9-May-12	93%	70	5	3	3										81
BRIDGECOURT APTS - (Buildings 1 & 2 defects)	\$1,800,000	22-Oct-10	90%	40	25	35	30										130
BRIDGEWATER APTS (Remodel 48 units)	\$1,090,000	28-Aug-13	0%	0	0	5	10										15
CITY STORAGE	\$5,718,304	22-Oct-13	0%				0										0
EMERYSTATION GREENWAY	\$22,789,452	25-Feb-11	95%	0	0	0	0										0
OCEAN AVENUE TOWNHOMES	\$1,275,000	30-Jun-11	40%	43	36	15	25										119
PARKSIDE APARTMENTS (3 buildings)	\$41,622,842	14-Sep-12	30%	177	155	133	150										615
64th AND CHRISTIE APARTMENTS	\$41,790,400	10-Jan-13	33%	159	134	122	135										550
ELEVATION 22 (Buildings 1-12 defects)	\$1,070,000	30-Jul-13	15%	0	25	15	15										55
																	0
CITY INSPECTIONS	CONT.	CONT.	CONT.	358	427	233	365										1383
CODE ENFORCEMENT ¹	CONT.	CONT.	CONT.	38	15	6	3										62
				1096	989	765	971										
¹ Code Enforcement expanded duties - July 3, 2012. Admin, investigation, correspondence, reinspection, abatement.																	3,821